

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 3, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Boyce, Ford, Gerard,  
Harcourt, Kennedy, Little,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 6 and 7 students from Blessed Sacrament School, Vancouver, under the direction of their teachers, Mrs. Castro and Sister Claudette.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT the Minutes of the Regular Council Meeting of March 20, 1979, (with the exception of the "In Camera" portion) and the Special Council Meeting (Public Hearing) of March 22, 1979 be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,  
SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Legal Expenses -  
Detectives Blythe & Stevens

Council on March 20, 1979, deferred consideration of the Manager's Report dated March 16, 1979, to this meeting pending a statement on the particular circumstances surrounding the case.

In the report of March 16, 1979, the Director of Legal Services submitted for consideration an account submitted

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UNFINISHED BUSINESS (Cont'd)

Legal Expenses -  
Detectives Blythe & Stevens (Cont'd)

by the firm of Guild, Yule and Company, solicitors, in the amount of \$1,200 for professional services rendered in acting for Detectives T.E. Blythe and R.G. Stevens in the Public Enquiry under the Police Act requested by Mr. W.R. Butler.

The Director of Legal Services stated he had perused the account sent in by the legal firm and found it reasonable under the circumstances and should Council so desire, it has powers under Section 180 of the Charter to approve payment of this account.

As requested, before Council this day was a copy of the Judgement of the Vancouver Police Board of June 3, 1976, following the Public Enquiry into this matter. In the Judgement the Police Board stated that while there may have been some violence used by one of the constables during this altercation he does not believe that the complaint was proved beyond a reasonable doubt.

MOVED by Ald. Little,

THAT Council approve payment of the account submitted by Guild, Yule and Company in the amount of \$1,200 for professional services rendered in acting for Detectives T.E. Blythe and R.G. Stevens for the Public Enquiry under the Police Act held June 3, 1976.

- CARRIED UNANIMOUSLY

2. Council Members' Travel Expense and Mayor's Fund - Policies and Regulations

Council on March 20, 1979, deferred consideration of a clause of the report of the Standing Committee on Finance and Administration of March 8, 1979, on Council members' travel expenses and Mayor's fund - policies and regulations.

In the report the Committee recommended as follows:

- A. That the policies and regulations contained in the Manager's report for City Council Travel Expenses and the Mayor's Fund be adopted with the following amendment under Section 1 - C - third paragraph to read:

'Authorities granted in these instances will not include the authority for the travel and expenses of the spouse of the elected officer.'

- B. That the Outside Boards of the City be advised of the travel regulations contained in this report and that parallel authorities and regulations be adopted for their Board Members.
- C. That the per diem travel allowance paid to City elected and appointed officials be raised from \$35 to \$40 effective immediately.
- D. That the motion approved by City Council on February 20, 1979, - "that if any free air passage is offered and accepted by an elected official, the official be required to publicly declare this" be incorporated into the rules and regulations on Council Members' Travel Expense and Mayor's Fund.

Cont'd . . .

#### **UNFINISHED BUSINESS (Cont'd)**

**Council Members' Travel Expense and  
Mayor's Fund - Policies and Regulations (Cont'd)**

Before Council this day also was a City Manager's Report dated April 2, 1979, in which he stated that the suggested policies considered by the Committee March 8, 1979, had not made satisfactory provisions for Council members attending local conferences and conventions. He therefore recommended that minor changes be made to the policies as set out in the document attached to his report and which should be substituted for that originally attached to U/B 2.

The results of the minor changes is that Section 1B - authorities for travel and expenses, attendance at conferences or conventions, training seminar, workshop or other educational session is revised and the new Section 2B is introduced. This section deals with allowable expenses, conferences, conventions, seminars, workshops, etc. within Greater Vancouver.

MOVED by Ald. Bellamy,

THAT the recommendations of the Standing Committee on Finance and Administration contained in its report dated March 8, 1979, be approved as amended this day by the Manager's Report dated April 2, 1979.

- CARRIED

(Alderman Rankin opposed.)

MOVED by Ald. Rankin (in amendment)

NOTED, AND RUMMAGED (IN AMENDMENT),  
THAT the per diem allowance paid to City elected and appointed officials remain at \$35.00.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy,  
Little, Puil and the Mayor opposed.)

The amendment having lost, the motion of Alderman Puil was put and carried.

## COMMUNICATIONS OR PETITIONS

## 1. Access to Arthur Laing Bridge

In a letter dated March 27, 1979, the Municipal Clerk of the Township of Richmond advised that the Richmond Municipal Council on March 26, 1979, resolved to request a joint meeting with Vancouver City Council at the earliest convenience to discuss the subject of access to the Arthur Laing Bridge for residents of the Municipality of Richmond.

The City Engineer spoke briefly to this request and indicated that while it would be courteous to agree to meet with the Richmond Council the decisions of either Council have not changed and therefore this matter would still be at an impasse. He suggested that the best course of action would be to have Council defer a meeting until such time as Council has considered the forthcoming report on Light Rapid Transit.

MOVED by Ald. Puil.

MOVED by Ald. Full,  
THAT consideration of the request by the Township of Richmond  
for a meeting with the City of Vancouver on the access to the  
Arthur Laing Bridge for residents of the Municipality of Richmond  
be deferred until the report on Light Rapid Transit is before Council.

- CARRIED UNANIMOUSLY

Cont'd . . .

**COMMUNICATIONS OR PETITIONS (Cont'd)**

### Access to Arthur Laing Bridge (Cont'd)

Alderman Boyce requested that the City Manager be instructed to provide the Transportation Committee with an update of the situation with respect to access to the Arthur Laing Bridge prior to Council's consideration of the Light Rapid Transit report. The Mayor so directed.

**2. St. Peter's Church -  
Maintenance Fund**

Council considered the following memorandum from the Mayor dated March 30, 1979:

"Because of the close ties between St.Peters Church, Petersham, England, due largely to the fact that Captain Vancouver is buried on this Church site and Vancouver has maintained the grave in perpetuity, our citizens have been requested on occasion to assist this small Church body in restoration and maintenance work.

We are being requested at this time to assist St.Peters Church in the establishment of an endowment fund of \$40,000.00 for maintenance work to both the Church and the grounds. The Church members have raised \$20,000.00 and the Province of British Columbia has granted \$10,000.00. Vancouver citizens are being requested to consider raising an additional \$10,000.00 to complete the fund objective.

I have appointed a Committee chaired by Alderman Little to endeavour to raise these funds. The Comptroller of Accounting is working closely with the Committee and on completion of the fund drive, the money raised will be transferred to St.Peters Church.

Since the Committee is operating on behalf of the City Council in the matter, I am asking the Council's approval of the action being taken, which includes the mailing of receipts for income tax purposes to the donors."

MOVED by Ald. Puil,

THAT the above memorandum from the Mayor dated March 30, 1979,  
be approved.

**- CARRIED UNANIMOUSLY**

3. Grants to Touring Organizations  
by the City

Council noted a memorandum from the Mayor, as Chairman of the Council Committee on the Arts, on the matter of grants to touring organizations by the City.

In the memorandum the Mayor advised of the following recommendations of the Committee:

- (a) That the amount of \$2,500 granted to the Beefeater Band towards its trip to the Melbourne Tattoo be taken from the "Other Grants" appropriation rather than from the Cultural Grants Budget.
  - (b) That staff submit to the Council Committee on the Arts for consideration and recommendation to Council a proposed criteria for dealing with grant requests from touring groups.

Cont'd . . .

**COMMUNICATIONS OR PETITIONS (Cont'd)**

Grants to Touring Organizations  
by the City (Cont'd)

The City Manager stated that the Finance Department is not in favour of Recommendation (a) of the Council Committee on the Arts.

MOVED by Ald. Rankin,

THAT the memorandum from the Mayor, as Chairman of the Council Committee on the Arts, dated March 30, 1979, be received and no further action be taken.

**- CARRIED UNANIMOUSLY**

#### 4. Urban Transit Authority

In a memorandum dated April 2, 1979, the Mayor summarized for Council's information the general actions of the Urban Transit Authority to date as they particularly affect the Metropolitan Vancouver Area.

The memorandum contained the following brief summary:

- "1. Designated the Metropolitan Vancouver transit service area to include all of the area encompassed by the Municipal boundaries of the Greater Vancouver Regional District.
  2. Initiated negotiations with the Greater Vancouver Regional District for the purposes of entering into a Transit Service Agreement and annual operating agreements pursuant to the Urban Transit Authority Act.
  3. Contributing up to \$204,000.00 toward the cost of the G.V.R.D. Rapid Transit Study and providing a limited amount of technical assistance.
  4. Made recommendations to the Minister of Municipal Affairs respecting the appointment of a Transit Commission.
  5. Carried out a detailed study of B. C. Hydro's physical assets that are associated with the provision of public transit services and recommended that they be transferred to the U.T.A. for a nominal sum (one dollar).
  6. Carried out a study of various ways in which a power surcharge might be levied to raise the Local Government share of the transit deficit and made recommendations to the Minister of Municipal Affairs.
  7. Studied the question of establishing a new company separate from B. C. Hydro to operate public transit services in the Metropolitan Area and made recommendations to Minister of Municipal Affairs with respect to the timing of such an action and the appointment of a Board of Directors.
  8. Met with the Minister and Members of Cabinet on many occasions to urge changes in the legislation and regulations that will improve on the cost-sharing arrangements as far as municipalities are concerned and consider alternative sources of revenue."

Cont'd . . .

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**COMMUNICATIONS OR PETITIONS (Cont'd)**

### **Urban Transit Authority (Cont'd)**

Alderman Ford asked for details of the recommendations referred to in Point '4' of the summary. The Mayor advised that he would provide the Alderman with a memorandum detailing these recommendations.

It was agreed that minutes of the Urban Transit Authority Board meetings would be made available in the City Clerk's Office for perusal by members of Council.

MOVED by Ald. Gerard,

THAT the memorandum of the Mayor dated April 2, 1979, on the Urban Transit Authority be received.

**- CARRIED UNANIMOUSLY**

## CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
MARCH 30, 1979

## Works & Utility Matters (March 30, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Tender No. 58-79-2 - Supply of Ready-Mixed Concrete
  - Cl. 2: Sewer Reconstruction: 14th Avenue from Heather Street to Willow Street
  - Cl. 3: 1979 Supplementary Capital Budget Petitions from December 1978 Court of Revision
  - Cl. 4: Tender No. 792 - Pender Street Improvement Project
  - Cl. 5: Tender No. 56-79-1 - Asphalts Liquid and Paving

Clauses 1 - 5 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 5 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Social Service & Health Matters  
(March 30, 1979)

Homemaker Services for Downtown  
Community Health Clinic  
(Clause 1)

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager, as contained in this clause, be approved.

**- CARRIED UNANIMOUSLY**

Building & Planning Matters  
(March 30, 1979)

The Council considered this report which contains three clauses identified as follows:

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters  
(March 30, 1979) (Cont'd)

- C1. 1: Champlain Heights Enclave 17 - Conditions and Standards of Development  
C1. 2: Leonardo da Vinci at Pier B/C  
C1. 3: Zoning in that Portion of the Mt. Pleasant N.I.P. Triangle Located West of Guelph Street

Champlain Heights Enclave 17 - Conditions and Standards of Development  
(Clause 1)

MOVED by Ald. Little,  
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt excused from voting on conflict of interest.)

Clauses 2 and 3

MOVED by Ald. Marzari,  
THAT clause 2 be received for information, and the recommendation of the City Manager, as contained in clause 3 of this report be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters  
(March 30, 1979)

60 East 5th Avenue; 45 East 6th Avenue;  
73 East 6th Avenue - Modern Auto Plating Ltd.  
(Clause 1)

During consideration of this clause the City Manager suggested that the show cause hearing be deferred for two months to provide the owner of the premises an opportunity to clean up the properties as he has indicated he is constructing an addition to one of the buildings to house a lot of the material presently stored in the open.

MOVED by Ald. Rankin,  
THAT Modern Auto Plating Ltd. be requested to show cause why its license should not be suspended with respect to its operation at 60 East 5th Avenue, 45 East 6th Avenue and 73 East 6th Avenue; but that the Mayor be given discretion to defer this hearing for two months if he considers it warranted.

- CARRIED

(Aldermen Gerard and Little opposed.)

Fire & Traffic Matters  
(March 30, 1979)

Disposition of Fire Alarm Street  
Box System  
(Clause 1)

MOVED by Ald. Bellamy,  
THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

## CITY MANAGER'S REPORTS (Cont'd)

## Finance Matters (March 30, 1979)

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Mortgages of Leases of Strata Lots in False Creek
  - C1. 2: Health Department - Downtown Community Health Services Bank Account
  - C1. 3: International City Management Association Task Force - Participation by the Manager of Economic Development Office
  - C1. 4: Investment Matters (Various Funds) February 1979
  - C1. 5: Additional Physiotherapist for Home Care Program

Mortgages of Leases of Strata Lots in  
False Creek  
(Clause 1)

MOVED by Ald. Little,  
THAT the recommendation of the City Manager, as contained  
in this clause, be approved.

- CARRIED

(Alderman Rankin opposed.)

### Clauses 2 - 5 inclusive

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Property Matters  
(March 30, 1979)

The Council considered this report which contains eight clauses identified as follows:

- C1. 1: Rental Review - Overhead Pedestrian Walkway
  - C1. 2: Lease of City-owned Lot "B" Adjoining  
1599 West 4th Avenue
  - C1. 3: Land Lease Agreement - Chinese Cultural Centre
  - C1. 4: Request for Demolition of Englesea Lodge
  - C1. 5: Nanaimo Street Widening
  - C1. 6: Sale of City-Owned Property - Three (3) Lots -  
W/S 6200 Block Kirkland Two (2) Lots -  
S/E Corner 41st Avenue and Clarendon
  - C1. 7: Lease of a Portion of 1st Avenue Under the  
Grandview Viaduct, East of Vernon Drive
  - C1. 8: The Dugout 58 "A" Alexander Street and 57 and  
59 Powell Street

### Clauses 1 and 2

MOVED by Ald. Boyce,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

**- CARRIED UNANIMOUSLY**

Cont'd . . .

**CITY MANAGER'S REPORTS (Cont'd)**

Property Matters  
(March 30, 1979) (Cont'd)

Land Lease Agreement -  
Chinese Cultural Centre  
(Clause 3)

Council noted a letter dated March 29, 1979, from Boughton & Company, acting on behalf of the Vancouver Chinese Canadian Activity Centre Society and registering this Society's protest over the lease of the above lands to the Chinese Cultural Centre for construction of facilities.

The letter set out various reasons why this Society was protesting the proposed action.

Council also noted a request from Boughton & Company to address Council on this matter on behalf of its clients at the meeting of April 24, 1979.

MOVED by Ald. Little,

THAT this clause in the Manager's Report and the delegation request from the solicitors for the Vancouver Chinese Canadian Activity Centre Society be deferred for one week and in the meantime the Mayor meet with this Society and representatives of the Chinese Cultural Centre to discuss this matter for report back.

FURTHER THAT any member of Council who so wishes be invited to attend this meeting.

**- CARRIED**

(Aldermen Ford and Marzari opposed.)

The Mayor undertook to advise members of Council of the date and place of the meeting.

Request for Demolition of  
Englesea Lodge  
(Clause 4)

In response to a query the City Manager advised that should Council extend the demolition of this property beyond 1980 the City would be required to expend approximately \$60,000 to bring this building into compliance with the Fire By-law.

MOVED by Ald. Puil,

THAT Recommendations A, B, C, and D of the City Manager, as contained in this clause be approved.

\* see below

- CARRIED

MOVED by Ald. Kennedy,

THAT the above motion be deferred for one week pending receipt of a summary of the number of tenants, their ages, health status, etc.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Puil and the Mayor opposed.)

The motion to defer having lost the above motion by Alderman Puil was put and carried with Aldermen Ford and Kennedy opposed to Recommendation 'A', and Aldermen Ford, Kennedy, and Rankin opposed to Recommendation 'B'.

Cont'd . . .

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CITY MANAGER'S REPORTS (Cont'd)Property Matters  
(March 30, 1979) (Cont'd)Clauses 5, 6 and 7

MOVED by Ald. Puil,

THAT the recommendations of the City Manager, as contained in clauses 5, 6, and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

The Dugout 58 "A" Alexander Street and  
57 and 59 Powell Street  
(Clause 8)

MOVED by Ald. Boyce,

THAT Council approve a monthly grant of \$150 to the Dugout for a period of one year from January 1, 1979, to make up the difference between the economic rent of the premises and the rent that the First United Church is able to pay. This grant to be reconsidered by the Standing Committee on Community Services in 1980, when assessing Community Services grant requests.

FURTHER THAT the Supervisor of Properties be instructed to draw up a lease between the City of Vancouver Public Housing Corporation and the First United Church on the basis set out in this clause. Such lease to be to the satisfaction of the Director of Legal Services, Director of Social Planning and the Supervisor of Properties.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITYB. MANAGER'S REPORT  
(April 2, 1979)Rezoning Application  
3655 West 10th Avenue

MOVED by Ald. Puil,

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTSI. Report of Standing Committee  
on Community Services  
(March 15, 1979)

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Request for Endorsement of an Application to Health and Welfare Canada for a Research Project
- C1. 2: Liquor Permit Application - 1000 Taylor Street Development Permit Application No. 82724
- C1. 3: Liquor Permit Application - Granville Island Development Permit Application No. 83466
- C1. 4: Neighbourhood Pub Application 43-44 Granville Island
- C1. 5: Language Support Services and Non-English People in Vancouver

**STANDING COMMITTEE REPORTS (Cont'd)**

### Community Services (Cont'd)

### Clauses 1 and 5

MOVED by Ald. Rankin,

THAT clause 1 be received for information and the recommendations of the Committee as contained in clause 5 be approved.

**- CARRIED UNANIMOUSLY**

Liquor Permit Application - 1000 Taylor Street  
Development Permit Application No. 82724  
(Clause 2)

MOVED by Ald. Boyce,

THAT consideration of this clause be deferred pending receipt of further information on the proposed "F" Marine Public House at 1000 Taylor Street as well as the present Liquor Control and Licensing Branch guidelines on neighbourhood pubs.

**- CARRIED UNANIMOUSLY**

Liquor Permit Application - Granville Island  
Development Permit Application No. 83466  
(Clause 3)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause, be approved.

**- CARRIED**

(Alderman Little opposed.)

Neighbourhood Pub Application  
43-44 Granville Island  
(Clause 4)

MOVED by Ald. Kennedy,

THAT consideration of this clause be deferred pending receipt of an updated report from the City Manager on the status of Granville Island development.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Little opposed.)

Alderman Boyce requested that Council members be given an updated report on the status of the Granville Island development. The Mayor so directed.

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STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee  
on Planning & Development  
(March 15, 1979)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Monthly Status Report of Rezoning Applications
- Cl. 2: Residential Rehabilitation Assistance Program:  
Projected Staff and Budget Requirements (1979)
- Cl. 3: Potential Office Area in the Central Area

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Part Report of Standing Committee  
on Finance & Administration  
(March 15, 1979)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Vancouver Public Aquarium Association
- Cl. 2: Clerical Support Services, Central Office,  
Health Department
- Cl. 3: Computer Expansion - 1979 Supplementary  
Capital Budget
- Cl. 4: By-law Fines Collection Branch Staff.  
Vancouver Public Aquarium Association  
(Clause 1)

Council noted a request from the Vancouver Public Aquarium Association to address it on this matter at its April 24th meeting.

MOVED by Ald. Gerard,  
THAT the request of the Vancouver Public Aquarium Association be approved and consideration of this clause be deferred pending hearing of representations from the Association.

- LOST

(Aldermen Bellamy, Ford, Harcourt, Little, Marzari, Puil,  
and Rankin opposed.)

MOVED by Ald. Puil,  
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Little, and  
the Mayor opposed.)

Clauses 2 - 4 inclusive

MOVED by Ald. Puil,  
THAT the recommendations of the Committee as contained in clauses 2, 3, and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (Cont'd)

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The Council recessed at 4:00 p.m. and reconvened in Committee of the Whole at 4:20 p.m. with the same members present.

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IV. Report of Standing Committee  
on Finance & Administration  
(March 22, 1979)

1979 Budget - Vancouver Board of  
Parks and Recreation  
(Clause 1)

Council noted a request from the Park Board that consideration of this clause be deferred to the next meeting of Council to provide an opportunity for the Park Board to appear before the Finance Committee on this matter at its meeting on April 5, 1979.

MOVED by Ald. Puil,

THAT the request of the Park Board be granted and consideration of this clause be deferred pending the meeting of the Board with the Standing Committee on Finance and Administration on April 5, 1979.

- CARRIED UNANIMOUSLY

DELEGATIONS

6. Proposed Facia Sign for "Three Vets"  
- 2200 Yukon Street

Council, on March 13, 1979, approved a request from the President of Three Vets to address it when the relevant Manager's report was before it on the proposed facia sign for 2200 Yukon Street.

The City Manager in a report dated March 15, 1979, submitted for consideration whether Council wished to authorize the issuance of a permit to Diamond Neon (Manufacturing) Ltd. to erect a facia sign for Three Vets - 2200 Yukon Street. The City Manager stated that as the appeal is being made under Section 10 of the Sign By-law, Council may authorize the issuance of the permit.

MOVED by Ald. Puil,

THAT Council instruct the Director of Permits and Licenses to issue the permit to Diamond Neon (Manufacturing) Ltd. to erect a facia sign for Three Vets - 2200 Yukon Street.

- CARRIED UNANIMOUSLY

In view of the foregoing action by Council, no representation was heard from the Three Vets.

**DELEGATIONS (Cont'd)**

1. Remand Centre -  
275 East Cordova Street

Before Council for consideration was a report of the Standing Committee on Planning and Development dated March 22, 1979, on the proposed Remand Centre - 275 East Cordova Street. The issue under consideration is the frontage of the Remand Centre on Powell Street.

Council "In Camera" on October 31, 1978 resolved that the Director of Planning approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition of the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street.

The Director of Planning has been meeting with the representatives of the Provincial Government on this matter and feels that at least 50% of the Powell Street frontage be in the form of stores and offices which have access from Powell Street. The Provincial Government claims there is no market for this accommodation particularly at economical rents. They have, however, redesigned the building so that 50% of frontage on Powell Street can be glazed (clerical offices, staff training) and have stated that they can go no further.

The Committee due to time constraint forwarded this item to Council for consideration without recommendation.

Council had before it a City Manager's report dated March 26, 1979 summarizing this matter for Council's information and putting forward the following options for consideration. These options are listed in order of decreasing acceptability to the Province:

- (a) Advise the Director of Planning to reconsider his decision and to approve the development as modified, including 85' of windows on Powell Street.
  - (b) Advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)
  - (c) Agree with the position of the Director of Planning that at least 50% of the facade should be street-level offices or stores with access off Powell Street, but undertake for the City to lease from the Province the space so provided at rates related to building and operating costs. (The City would then either use that space for its own purposes or sub-lease it. In either case, the City would effectively subsidize that space by about \$40,000 per annum, decreasing in later years.)
  - (d) As in (c), but the City would guarantee to lease half the space, thereby sharing the required subsidy with the Province.
  - (e) Agree entirely with the Director of Planning and require the Province to absorb all extra costs, as the price for locating the facility in that neighbourhood.

Mr. Vogel, Deputy Attorney-General, indicated his satisfaction with the summary of the City Manager and stated that the Province would be unable to make any further compromises with regard to the Powell Street facade particularly as those areas housing inmates could not have windows opening on to Powell Street.

Cont'd . . .

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**DELEGATIONS (Cont'd)**

Remand Centre -  
275 East Cordova Street (Cont'd)

MOVED by Ald. Marzari,

THAT the delegation request from the Rev. A. Griffin, First United Church, to address Council this day, be granted.

- LOST

(Aldermen Boyce, Bellamy, Gerard, Kennedy, Little,  
Puil and the Mayor opposed)

During consideration of this matter, the Director of Planning stated his position for Council's information.

MOVED by Ald. Puil,

THAT Council advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)

- CARRIED

(Aldermen Marzari and Rankin opposed)

## 5. Relocation of Kanish Marine Village

At its meeting of March 22, 1979, the Standing Committee on Planning and Development referred the matter of relocation of Kanish Marine Village direct to Council and advised interested persons that they be given an opportunity to address Council when this matter was being considered.

Before Council this day was a City Manager's report dated March 19, 1979, in which the Director of Planning and the Medical Health Officer reported on -

- (1) temporary relocation of the Kanish Marine Village floating homes to the vicinity of the foot of Denman Street;
  - (2) a preliminary assessment of other temporary or permanent floating home locations within the Greater Vancouver area.

The report reviewed the background of this matter, the G.V.R.D. recommendations and proposed standards re floating homes, an analysis of the suitability of the site at the foot of Denman Street and other Greater Vancouver locations for floating homes. The report stated that interim relocation of the Kanish Marine Village floating homes to the Denman Street site is ineconomically feasible; opposed by the National Harbours Board and not recommended by the City staff. In the report the Director of Planning and the Medical Health Officer recommend:

- (1) That the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

Cont'd . . .

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DELEGATIONS (Cont'd)

Relocation of Kanish Marine Village (Cont'd)

Mr. G. Clarke, Harbour Ferries, referred to his letter of February 21, 1979, in which he stated he was opposed to the interim location of the Kanish Marine Village on Harbour Ferries' property and he would only permit them to locate there if forced to do so by the City. He stated he has been in discussion with Marathon Realty on the possibility of a floating home village in False Creek and they seem to be in favour of this proposal.

Mr. Davenport, solicitor for the Bayshore Inn, reported to Council that all of the business enterprises located on the property designated for the expansion of the Bayshore Inn will have vacated their premises by May 1, 1979.

MOVED by Ald. Bellamy,

THAT the following recommendations of the Director of Planning be approved:

- (1) THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.
- (2) THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.
- (3) THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.
- (4) THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

FURTHER THAT officials pursue a solution for the problem of relocating Kanish Village by June 30, 1979 and establishment of appropriate controls for floating homes.

- CARRIED

(Aldermen Ford and Puil opposed)

MOVED by Ald. Puil,

THAT the above motion be deferred pending a decision by the City Council on whether it is in favour of floating homes being located in False Creek.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Bellamy was put and carried.

Note: Alderman Ford was in favour of Recommendation 1.

Regular Council, April 3, 1979 . . . . . 16

DELEGATIONS (Cont'd)

Relocation of Kanish Marine Village (Cont'd)

- (2) That pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.
- (3) That the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.
- (4) That should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

The City Manager submitted for Council's information the following alternatives:

- (A) take no further action at this time on the question of floating homes in Vancouver, in which case the report should be received.
- (B) acknowledge that the present situation cannot be resolved by June 30th, but proceed with a review and possible by-law amendments over a longer period to set policy for floating homes in future. In this case, recommendation (a) should be approved.
- (C) pursue a solution to the problem of relocating Kanish Village by June 30th, and establishment of appropriate controls for floating homes. In this case, all of the recommendations of the Director of Planning should be adopted.

Mr. Hickley of the Planning Department reviewed this matter for Council's information. Council then heard representations from the following:

Mr. S. Burke, resident of Kanish Marine Village, referred to a number of surveys that the residents of the Village have taken in the West End community centre and all visitors to their floating homes. Most of those who surveyed are in favour of liveaboards. He requested that Council instruct staff to continue their efforts to find an interim location for the Kanish Marine Village as he understands that Marathon Realty is interested in establishing a permanent floating home village on the north side of the False Creek.

Mrs. Margaret Pigott objected to the change in the delegation time from evening to afternoon and stated that because of this Mr. Garside of the West End Ratepayers Association was unable to attend the meeting. However, the Association is opposed to the location of the floating homes at the foot of Denman Street.

Mrs. Clyne, on behalf of Save the Entrance to Stanley Park Committee, read from a brief circulated to Council in which the Association opposed the location of floating home community on any part of the Harbour Park Waterfront and again, strongly recommended that this entire area be preserved for public use.

Mr. Carson, Greater Vancouver Floating Homes Co-op, addressed Council and submitted a number of documents requesting Council to take the necessary steps to permit four of the Kanish Marine Village residents to locate in the Co-op's marina.

\* \* \*

The Council recessed at 6:05 p.m. to reconvene at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the same members present.

\* \* \*

## **DELEGATIONS (Cont'd)**

## 2. Transportation for the Handicapped

Council, on February 13, 1979, when considering a report of the Standing Committee on Transportation dated February 8, 1979 on the above subject, deferred consideration of a motion to approve the recommendations contained in the report to permit staff to submit reports on feasibility and cost implications as well as to receive respective reports from other sources such as the Urban Transit Authority.

On March 6, 1979, Council agreed to hear delegations when the relevant reports were before it.

Before Council this day was a City Manager's report dated March 27, 1979 in which the City Engineer and the Director of Social Planning recommended as follows:

- " 1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of \$34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	-	\$14 405
1979 Revenue Budget (Grants Other)	-	<u>\$20 279</u>
	Total	- \$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.
  3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:

- a) 1978 budgeted levels of service (cost - \$189 209; additional 1979 funds required \$19 069), or
  - b) 1978 levels with increased operation on weekends by 35 hours per week (cost - \$201 112; additional 1979 funds required \$30 972), or
  - c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - \$241 740, includes reduced fares per 5 (b) below; additional 1979 funds required \$71 600), or
  - d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost \$351 481, includes reduced fares per 5 (b) below; additional 1979 funds required \$181 341)

5. The fare level in 1979 for Vancouver eligible residents shall be:

- a) Existing fare levels providing for a \$1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or
  - b) Revised fare providing for a \$1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - \$5500. April-December, 1979). "

Cont'd . . .

Regular Council, April 3, 1979 . . . . . 19

DELEGATIONS (Cont'd)

Transportation for the Handicapped (Cont'd)

In the report the Director of Finance further recommends that:

- "6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by \$170 140 and increase the 'Other' Grant Budget by like amount.
- 7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the \$14 405 reserved in 1978 and the \$170 140 provided to date."

The City Manager recommended approval of recommendations 1, 2, 3, 6 and 7 and submitted options 4 and 5 for consideration.

Also before Council were the following documents:

- (i) A memorandum from the Chairman of the Council Committee on the Disabled urging that Council inform the Urban Transit Authority that the City is willing to set up a non-profit transportation corporation to operate transportation service for the disabled no more onerous to the City than the cost of regular transportation.
- (ii) A memorandum from the Mayor dated April 2, 1979 summarizing some of the important findings and comments of a report recently received by the U.T.A. on the perceived transportation needs of handicapped persons in B.C.
- (iii) A memorandum dated April 2, 1979 from the Chairman of the Council Committee on the Disabled advising that the Committee had resolved to support recommendations 4(d) and 5(b) in the City Manager's report of March 27, 1979  
and further that the length of time for entering into an interim agreement with the B.C. Lions Society for the upgraded proposal be December 31st, 1979.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, gave a brief report reference on this matter for Council's information.

The following then addressed Council:

Mr. R. Labron, Chairman of the Board, B.C. Lions Society for Crippled Children spoke of the Society's request for re-imbursement of the deficit incurred in 1978 with respect to transportation for handicapped adults. He requested that the City enter into a contract with his Society to provide transportation services for the handicapped until such time as the U.T.A. assumes responsibility for this function preferably the contract to be to the end of the year.

In addition, he referred to the willingness of the B.C. Lions Society to provide non-dollar changes in the service including employment of the handicapped, resuced vehicle insignias indicating the B.C. Lions are the only Operator , and improved handicapped service monitoring and reporting systems.

Cont'd . . .

Regular Council, April 3, 1979 . . . . . 20

DELEGATIONS (Cont'd)

Transportation for the Handicapped (Cont'd)

The following then addressed Council urging that Council provide a better transportation service for the handicapped. The main points raised by the delegations were the length of advance notice required to obtain transportation (usually a week to ten days), the cost of the fare which the delegations felt should be reduced to .50¢, a request that the City negotiate with the U.T.A. for the takeover of transportation for the handicapped:

Ms. Debbie Krantz

Ms. Pam Frazee, B.C. Coalition on the Disabled

Mr. John Olden, President, International Association of the Handicapped

Ms. Mary Margaret, representing patients of the Pearson Hospital.

A number of other handicapped persons also addressed Council urging improved transportation services be provided.

At the request of the Mayor, Alderman Harcourt briefly reviewed progress to date on preparation of a proposal to the U.T.A. on transportation for the handicapped. A preliminary report was submitted to the U.T.A. Board on March 15, 1979. This report was well received and a further report containing specific recommendations will be submitted to the U.T.A. on April 27, 1979.

MOVED by Ald. Ford

THAT option 4(d) contained in the City Manager's report dated March 27, 1979 be approved.

- LOST

(Ald. Gerard, Puil, Kennedy, Little and the Mayor opposed)

MOVED by Ald. Little

THAT option 4 (c) contained in the City Manager's report dated March 27, 1979 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little

THAT recommendations 1,2,3, option 5(b) and recommendations 6 and 7 contained in the Manager's report dated March 27, 1979 be approved after amending the date in recommendation 3 to read August 1, 1979.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford

THAT the offer of the B.C. Lions Society to provide other non-dollar changes in the service including employment of the handicapped, reduced vehicle insignias indicating the B.C. Lions are only the Operator, and improved handicapped service monitoring and reporting systems be accepted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the appropriate committee of Council be instructed to devise an organization capable of assuming operation of transportation for the handicapped at the end of 1979.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil and the Mayor opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

### Transportation for the Handicapped (Cont'd)

MOVED by Ald. Marzari

THAT the Council Committee on the Disabled be instructed to report back to Council on an appropriate structure for operation of a transportation service for the handicapped.

- LOST

(Ald. Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil  
and the Mayor opposed.)

The Mayor gave the undertaking to the delegations that should the level of transportation service for the handicapped not have improved by May, he would be prepared to bring this matter before Council again for consideration.

3. Riley Park and Kensington  
N.I.P. Storefront Libraries.

Council, on March 13, 1979 agreed to hear a brief delegation on the proposed Riley Park and Kensington N.I.P. Storefront Libraries.

Before Council, for consideration, was a City Manager's report dated March 30, 1979 in which the Director of Planning recommends:

- ".(A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.
  - (B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4-months operation of the Kensington and Riley Park Storefront Libraries in an amount of \$20,000.00 per library (\$40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.
  - (C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in this report and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library."

In the report the City Manager comments as follows:

- "(1) When the Finance Committee was considering the 1979 Supplementary Capital Budget, there were five submissions for expenditure of funds for libraries, as follows:

  - upgrading Kerrisdale Branch
  - automated library circulation
  - Champlain Heights Branch
  - Kensington Storefront Branch
  - Riley Park Storefront Branch

In establishing priorities, the Finance Committee assigned No. 2 to the Kerrisdale Branch, No. 4 to the automated library circulation and the Champlain Heights Branch, and did not assign priorities to the latter two storefront branches because they did not require funds from this source. It is suggested that the Committee consider the N.I.P. Storefront libraries within their overall operating budget priorities, in view of the annual operating increase of \$120,000 per year.

## **DELEGATIONS (Cont'd)**

Riley Park and Kensington  
N.I.P. Storefront Libraries (Cont'd)

- (2) In the Library's departmental review, the Library identified their priorities for operating budget increases. The three branch libraries which are now proposed were ranked in the second priority group. The first priorities (including automated circulation) totalled \$118,000 per year. The second priority group totalled \$347,000 per year."

and therefore, submitted the recommendations of the Director of Planning for consideration.

The following addressed Council in support of the proposed Storefront Libraries:

Mrs. Betty Backman - Riley Park N.I.P. Planning Committee  
Ms. Sylvia Moon - Kensington N.I.P. Planning Committee  
Mr. C. L. Cotterall - Chairman, Vancouver Public Library

Ms. Linda Strong read from a brief urging Council to give consideration to a library in Champlain Heights Mall and requesting Council defer a decision on the Riley Park and Kensington Storefront Libraries to provide an opportunity for consideration of the Champlain Heights Citizens' request.

MOVED by Ald. Bellamy

THAT the recommendations of the Director of Planning contained in this report be approved.

- CARRIED

(Ald. Puil opposed.)

**4. Deferred Grants - YWCA Housing Registry  
and Red Door Rental Aid.**

Council, on March 6, 1979 deferred consideration of the recommendations of the Community Services Committee on grants to the Y.W.C.A. Housing Registry and the Red Door Rental Aid to permit representatives of these organizations to appear before Council to discuss their grant requests. In its report the Community Services Committee had recommended a grant of \$43,508.00 to the Red Door Rental Aid and a grant of \$26,000.00 to the Y.W.C.A. Housing Registry.

Ms. Doreen Player, Y.W.C.A. Housing Registry, addressed Council and stated that the Y.W.C.A. service is directed to the working poor and that it serves a different clientele to the Red Door as the Y.W.C.A. deals mainly with singles and the Red Door with families.

Ms. A. Gordon of the Red Door Rental Aid agreed with Ms Player's statement that the two agencies serve different segments of the populace. She also stated that the Red Door could not possibly provide the same service as the Y.W.C.A.

MOVED by Ald. Rankin

THAT Council approve a grant to the Red Door Rental Aid of \$43,508.00 subject to the conditions set down by the Director of Social Planning.

- LOST

(Ald. Boyce, Gerard, Puil and Kennedy opposed.)

Regular Council, April 3, 1979 . . . . . 23

DELEGATIONS (Cont'd)

Deferred Grants - YWCA Housing Registry  
and Red Door Rental Aid (Cont'd)

MOVED by Ald. Gerard

THAT Council approve a grant to the Red Door Rental Aid of \$26,000.00 subject to the conditions set down by the Director of Social Planning.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOVED by Ald. Rankin

THAT Council approve a grant to the Y.W.C.A. of \$26,000 subject to the conditions set down by the Director of Social Planning.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,  
SECONDED by Ald. Ford,

THAT the report of the Committee of the Whole be adopted.

BY-LAWS

1. A BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF PARTS OF PENDER STREET AND OF ADJOINING PARTS OF OTHER STREETS AS A LOCAL IMPROVEMENT, FOR PROVIDING THE BASIS OF ASSESSMENT WITH RESPECT THERETO AND TO UNDERTAKE THE PROJECT

(Chinatown Streetscape Project By-law)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Marzari,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

BY-LAWS (Cont'd)

2. A BY-LAW TO AMEND BY-LAW NO. 3614  
BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW  
(Kiwassa Neighbourhood Improvement Programs)

MOVED by Ald. Marzari,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

3. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY  
IN THE YEAR 1979 FOR THE PURPOSE OF  
DEFRAYING THE COSTS AND CHARGES IN RESPECT  
OF MAINTENANCE OF DECORATIVE LIGHTING  
PERTAINING TO THE GRANVILLE STREET MALL  
PHASE II LOCAL IMPROVEMENT PROJECT  
(Granville Street Mall Phase II)

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

**- CARRIED UNANIMOUSLY**

4. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY  
IN THE YEAR 1979 FOR THE PURPOSE OF  
DEFRAYING THE COSTS AND CHARGES WITH RESPECT  
TO THE MAINTENANCE OF THE TROUNCE ALLEY AND  
BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT  
(Trounce Alley and Blood Alley Square)

MOVED by Ald. Puil,  
SECONDED by Ald. Little,  
THAT the By-law be introduced and read a first time.

**- CARRIED UNANIMOUSLY**

Regular Council, April 3, 1979 . . . . . 25

BY-LAWS (Cont'd)

A BY-LAW TO ASSESS CERTAIN REAL PROPERTY  
IN THE YEAR 1979 FOR THE PURPOSE OF  
DEFRAYING THE COSTS AND CHARGES WITH RESPECT  
TO THE MAINTENANCE OF THE TROUNCE ALLEY AND  
BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT  
(Trounce Alley and Blood Alley Square) (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN  
THE YEAR 1979 FOR THE PURPOSE OF DEFRAYING  
THE COSTS AND CHARGES WITH RESPECT TO CERTAIN  
COLLECTIVE PARKING PROJECTS  
(Collective Parking Projects)

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Little,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Marzari,  
SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

South 2 feet of Lot 10, Block 5, District 636,  
Plan 1902

deposited in the Land Registry Office in the City of Vancouver,  
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

## MOTIONS (Cont'd)

## B. Allocation of Lands for Highway Purposes

MOVED by Ald. Marzari,  
SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes

all that portion of Lot 16, Block 230, District Lot 526, Plan 590, lying North of the Right-of-Way of the Vancouver and Lulu Island Railway Company shown coloured red on Reference Plan 738

deposited in the Land Registry Office in the City of Vancouver,  
Province of British Columbia;

AND WHERE it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for highway purposes and declared to form and to constitute portion of a highway.

**- CARRIED UNANIMOUSLY**

C. Allocation of Lands for Road Purposes

MOVED by Ald. Marzari,  
SECONDED by Ald. Boyce,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes

all that portion of Block 1009 except those portions included in Plans 12393 and 12719, District Lot 526, Plan 10359

deposited in the Land Registry Office in the City of Vancouver,  
Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for road purposes and declared to form and to constitute portion of a road.

**- CARRIED UNANIMOUSLY**

## 1. Procedure By-law Amendment

## **2. Filling of Vacancies**

At the request of Alderman Little Council agreed to defer the above two motions to the next meeting of Council, due to the lateness of the hour.

## ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -  
Highland Restaurant

queried if it were a fact that Council would have a report at its next meeting on the matter of the Highland Restaurant, and the Mayor replied in the affirmative.

Cont'd . . .

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Boyce -  
Integrated Committee of  
Council, School Board &  
Park Board

advised that at the meeting of the Park Board held last evening she was again requested to query Council's intentions with respect to this Committee.

The Mayor indicated he would discuss this matter with her.

The Council recessed at 11:00 p.m. to reconvene "In Camera" in the Council Chamber.

\* \* \*

The foregoing are Minutes of the Regular Council meeting of April 3, 1979, adopted by Council on April 10, 1979.

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**MAYOR**

CITY CLERK

Del. | €30

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MARCH 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 3 Committee Room, Third Floor, City Hall, on Thursday, March 22, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Boyce  
Alderman Ford  
Alderman Puil

ABSENT : Alderman Kennedy

CLERK TO THE  
COMMITTEE : M. L. Cross

CONSIDERATION

1. Remand Centre - 275 East Cordova Street

The Committee considered two letters (copy circulated) :

- (a) Letter dated March 9, 1979 from the Director of Planning to Henriquez Associates.
- (b) Letter dated March 19, 1979 from the Deputy Attorney-General to the Committee.

Present for the discussion were:

Mr. R. Vogel, Deputy Attorney-General  
Mr. D. Dobell, British Columbia Building Corporation  
Mr. D. Taylor, Henriquez and Associates  
Mr. D. Olsen, Attorney-General's Department  
Mr. H. Mathias, Department of Corrections

Mr. Vogel submitted a package of information (on file in the City Clerk's Office) to the Committee members containing:

- (a) Policy 3 of the Oppenheimer Concept Plan
- (b) Council action (In Camera) - October 31, 1978
- (c) Letter from Henriquez Associates to City Planning Department (dated January 19, 1979)
- (d) Letter from City Planning Department to Henriquez Associates dated March 9, 1979, enclosing a memo regarding Remand Centre dated February 13, 1979.
- (e) Chronological history of dealings with the City (April 6, 1978 to March 9, 1979).

The policy contained in the Oppenheimer Concept Plan is "to discourage, in general, any increase in large scale developments for uses required by a public authority, unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location."

The "In Camera" Council action of October 31, 1978 requested, "the Director of Planning to approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition to the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street."

Report to Council  
Standing Committee of Council  
on Planning and Development  
March 22, 1979

Page 2

Clause No. 1 cont'd:

Item (c) above is the letter to the architects indicating that the development permit application was approved subject to several conditions, including 4 items which had to be complied with on or before June 30, 1979. If not the application would stand refused. One of the 'prior to' conditions was the inclusion of commercial facilities in the facade of the building along Powell Street.

The letter from Henriquez Associates dated January 19, 1979 confirmed a telephone conversation between Mr. D. Taylor of the architects' office and Mr. D. Cornejo, Senior Area Planner, indicating that the commercial facilities would be office space for use of the Corrections Branch of the Government only.

Mr. Spaxman's letter to the architects dated March 9, 1979 notes in part:

"I agreed some time after that meeting that the relocation of some of the offices to the Powell Street frontage could be done in such a way as to provide an adequate compromise of the condition provided there was lots of glass and office activity, and further, at our meeting on February 7th I agreed to consider the effects of revising the plans to bring some of the internal office functions to the Powell Street frontage to see if some life and activity could be brought to the facade. A minute of that meeting is attached for your information. As you will recall, my original objective in using the word "commercial" was to obtain stores and offices with entrances from Powell Street. "

"The most desirable form would be for a two-storey development fronting Powell Street, consisting of a mixture of offices and stores with pedestrian access off Powell Street. "

"In concluding that the latest proposal does not meet the condition, I have to have regard to what might meet the condition in case your clients are unable to provide the desirable two-storey form I have described above. A single level of stores and offices along Powell Street would satisfy the condition and, similarly, while 100% frontage would be desirable, I would also find that 50% of the frontage with offices and stores with access off Powell Street would be approvable subject, of course, to the design being acceptable, which I am confident you would be able to achieve. "

Mr. Vogel advised that the schedule calls for the tender to be let April 15th with the award being made May 19th. The building would be finished and occupied in 1980. He noted that the Provincial Government is not required to comply with planning regulations but as a matter of policy, it tries to. While no formal public meetings were held, the government tries to listen to the citizens. Working drawings were prepared using the criteria suggested by the City.

Mr. Vogel noted that it was impractical to provide rental commercial space in a building that is costing approximately \$100 per sq. ft. gross to construct. Average rents in the area are \$6.25 to \$8.80 per square foot. It would be politically unacceptable to build space to rent into a market where space is 1/3 of the rent the government would require to charge. It is an unrealistic planning burden to request two floors of commercial space.

Report to Council  
Standing Committee of Council  
on Planning and Development  
March 22, 1979

Page 3

Clause No. 1 cont'd:

Mr. Spaxman reiterated the comments contained in his letter to Henriquez Associates that the most desirable form would be a two-storey development fronting onto Powell Street consisting of a mixture of offices and stores with pedestrian access off Powell Street. If the Provincial Government cannot meet this condition a single level of stores and offices, 50% of the frontage with access off Powell Street would be approvable subject to the design being acceptable.

Mr. Spaxman noted that if the community is going to accept the building, it will have to be designed to fit the remand function into the community.

At a meeting in the architect's office a model and the revised drawings were available. It was noted that some of the grids were not windows but panels to cover up some of the blank space behind.

Mr. Dobell noted that the Provincial Government was requested to provide commercial facilities along Powell Street. The Corrections Branch only has a certain amount of office space that is unsecured. They have attempted to unsecure some space. There is no way you can have a piece of glass between an inmate and an open sidewalk. The office area has been relocated to the Powell Street facade and a new function of training facilities for the Corrections Branch will be added at grade in the last 51' of the building along Powell Street. The inclusion of retail commercial space creates security problems. The combination of the facilities is 50% of the frontage along Powell Street.

Mr. Vogel's letter to the Committee notes:

" As stated, we had what we considered to be an agreement from the Director of Planning that the spirit of the condition imposed by City Council could be met through the redesign with ministerial office functions being located along Powell Street. We requested the B.C. Buildings Corporation and the design architect to rework the design to locate as much office activity as possible along the Powell Street side of the building and to consider landscaping and setbacks which would assist in providing the street continuity sought. In our judgement the present redesign has been successful in meeting the concerns raised. The design now includes:

1. a large training office, a general clerical office and a staff lounge at street level along Powell Street and extensive glazing in all these areas. These offices occupy well over 50% of the street level facade on this side of the building.
2. The facade has indentations to break up the massing of the building and allow setbacks, landscaping and street furniture.
3. Access has not been provided off Powell Street. As recommended by the City, the main access to the centre is off Gore Street and, because of security requirements, secondary entrances must be kept to a minimum.

It is the position of the Ministry that the condition imposed by City Council has been met. It is also our position that everything reasonably possible has now been done to meet the concerns of the Director of Planning. We would therefore request that approval now be given to this project.

Report to Council  
Standing Committee of Council  
on Planning and Development  
March 22, 1979

Page 4

Clause No. 1 cont'd:

Mr. A. Griffin, First United Church, noted that the community has had no time to comment. He suggested that the Committee sponsor a public information meeting in the community and invite Mr. Vogel to attend.

Father Gardiner, St. James Church, expressed concern about locating the remand centre in the busy downtown eastside community.

Mr. D. Lane, Downtown Eastside Residents' Association, advised that the Association agreed that the remand centre was needed but has taken a stand all along that there should be something in the building that is of use to the community. In 1976 the Public Works Dept. indicated that there would be a 10,000 sq. ft. community amenity. That idea was shelved. No money has come forward for the Carnegie Library. There is nothing to benefit the community.

Mr. Spaxman noted that with respect to participation by the community, a sign was posted on the site indicating a development permit had been applied for and giving telephone numbers if further information was requested. The Downtown Eastside Citizens' Planning Committee have discussed the issue. There is an alternate representative of the Downtown Clergy on the Committee. There is no need for a public meeting--the views of the community are known and have been transmitted to the Provincial Government.

A member of the Committee suggested there should be some shadow box display spaces in the facade.

In view of the time element, the Committee agreed that the matter should go forward to Council for consideration without a recommendation from the Committee.

The meeting adjourned at approximately 3:25 p.m.

\* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 586

604  
Del. 1 (1)

TO: Vancouver City Council

March 26, 1979

SUBJECT: Remand Centre

CLASSIFICATION: CONSIDERATION

The City Manager reports as follows:

BACKGROUND

Council will have before it a report from the Planning Committee concerning a disagreement between the Province (B.C. Buildings Corporation and the Attorney-General) and the Director of Planning regarding one facet of the proposed Remand Centre: the frontage on Powell Street. Since the Committee has no recommendations, this report will summarize the issues and the options available to Council.

On 31 October 1978, Council (in camera) met with the Deputy Attorney-General and representatives of B.C.B.C. to discuss:

- A) Family Court
- B) Detox Centre
- C) Remand Centre.

There was agreement on (A) and (B). On (C), the issues were:

- 1) Parking
- 2) Compensating benefits to the community
- 3) Design features of the buildings.

(1) was resolved (subject to agreement by Board of Variance) by a joint parking garage at Cordova and Columbia. On (2), it was suggested that the compensating benefits will be provided at Carnegie Library. (Whether or not the City will get a contribution from the Province towards that project is still unresolved, but does not affect the community facilities provided.)

There remains the question of the design of the building, and its effect on the neighbourhood, particularly on Powell Street. On this matter Council resolved:

"THAT Council request the Director of Planning to approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition to the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street."

THE FACADE ALONG POWELL STREET

The Director of Planning has been insisting that at least 50% of the 175' frontage be in the form of stores and offices which have access from Powell Street. The Province claims that there is no market for such accommodation, particularly at rents reflecting construction costs. Furthermore, they have no mandate to provide subsidized commercial accommodation, as was done in Robson Square. They have redesigned their internal spaces so that 50% of the frontage on Powell Street can be glazed (clerical offices, staff training), and have stated that they can go no further.

A development permit application incorporating that change has been filed and the Director of Planning has indicated that he would not be willing to approve it. A refusal by the Director of Planning could be appealed by the Province to the Board of Variance, or the province could proceed under its superior powers without a development permit. However, they are reluctant to do either and would prefer to have the City's approval for their plan.

In discussing the economics of commercial space on Powell Street, the Province mentioned that for the 3,000 sq. ft. involved, the rental would have to be \$17/sq. ft., triple-net (or \$22/sq. ft. gross). This is more than twice that charged in surrounding buildings. The City leases space in the Police Union building (190 Alexander) for By-law Fines and the By-law Prosecutor's Office. For Council's information, that space (2,550 sq. ft.)

is leased for five years from May 1, 1978 at \$8.60/sq. ft gross with an escalator clause. Thus the proposed construction of 3,000 sq. ft. of leased space necessitates either a capital subsidy of about \$200,000, or an annual subsidy in the lease of about \$40,000 per annum initially, dropping off as rents rise.

OPTIONS

Various suggestions were made by members of Council at the Committee meeting, but none were approved as recommendations. Following these suggestions, the following options are available to Council. They are listed in order of decreasing acceptability to the Province:

- A) Advise the Director of Planning to reconsider his decision and to approve the development as modified, including 85' of windows on Powell Street.
- B) Advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)
- C) Agree with the position of the Director of Planning that at least 50% of the facade should be street-level offices or stores with access off Powell Street, but undertake for the City to lease from the Province the space so provided at rates related to building and operating costs. (The City would then either use that space for its own purposes or sub-lease it. In either case, the City would effectively subsidize that space by about \$40,000 per annum, decreasing in later years.)
- D) As in (C), but the City would guarantee to lease half the space, thereby sharing the required subsidy with the Province.
- E) Agree entirely with the Director of Planning and require the Province to absorb all extra costs, as the price for locating the facility in that neighbourhood.

If Council moves towards Option E, there is the danger that the Province will

- abandon the present proposal, or
- delay the construction, or
- build without a development permit.

The first two possibilities are to the disadvantage of the City, since the Remand Centre is badly needed for the operation of the Police and the Courts system. The last possibility would set a poor precedent.

Needless to say, the City Manager and Director of Finance do not recommend the subsidies involved in Options (C) and (D).

The options are submitted for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 586

MANAGER'S REPORT

606

DATE March 27, 1979

TO: Vancouver City Council

SUBJECT: SUMMARY REPORT - Transportation for the Handicapped

CLASSIFICATION: RECOMMENDATION &amp; CONSIDERATION

The City Engineer and Director of Social Planning report as follows:

"BACKGROUND"

At its February 13, 1979 meeting, Council considered various recommendations from the Standing Committee on Transportation regarding transportation services for the handicapped. The recommendations, as reviewed by Council, are attached in Appendix I. Recommendations A, B, C, D, E, H, I & J were approved and F & G were deferred for one month to permit officials an opportunity to review the feasibility and cost implications of these recommendations. Recommendation F dealt with a fare reduction for handicapped transit and recommendation G provided for the establishment of a non-profit corporation to deliver handicapped transportation services.

SUMMARY

The attached report summarizes the status of the various motions as approved by Council at its February 16 meeting. In addition, a number of decisions are required at this time relating to the following items:

- a) Reimbursement to the Lions for deficits incurred in 1978.
- b) The fare level for 1979.
- c) The type of organizational structure to deliver handicapped services in the long term.
- d) Designation of a level of service and funding for handicapped transit for the remainder of 1979.
- e) The length of time for entering into an agreement with the interim operator.

There are various options available in the provision of handicapped transit which are summarized below:

- The amount of cost reimbursement to the B.C. Lions in addition to the previous payment of \$141 599 for deficits incurred in 1978.  
Note - \$14 405 is available from 1978 funds.

Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The cost to the City for this option is \$25 603.

Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct cost as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The cost to the City under this option is \$34,684. (The total payments for 1978 would then be \$176,283, which is almost exactly the budgetted 1978 grant.)

Option 3 - Reimbursement of all costs under options 1 and 2 plus indirect cost overruns from the budget. Some indirect costs such as lease payments and overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the cost to the City is \$45 913.

Option 4 - Reimbursement of all costs above plus an additional \$5827 to reflect a distribution of Ministry of Human Resources funding on the basis of cost of service rather than on a per trip basis. This option is included at the specific request of Lions Society personnel. The cost to the City under this option is \$51 740.

- The fare level for 1979.

Option 1 - Defer a decision on fare revision until an agreement is negotiated with the UTA. This agreement will specify a percentage of costs which must be returned from fares. Such a deferral would leave in force the existing fare structure of a basic \$1 one-way charge for the first 4 miles and 25¢ per mile thereafter.

Option 2 - Revised fare level providing for a \$1 one-way charge for the first 10 miles and 25¢ per mile above 10 miles. Annual cost to City - \$7500.

- The type of organization structure to deliver handicapped services in the long term.

Option 1 - B.C. Lions Society

Option 2 - A new non-profit organization as outlined in Recommendation G.

Option 3 - Some other organization such as a private taxi or bus company.

Option 4 - Defer the decision until after a decision is made by the Province, possibly leading to a three-party agreement between the UTA, municipality and an operator to be designated.

- Designation of a level of service to be provided for the remainder of 1979.

Option 1 - Maintain 1978 levels. Annual cost to City - \$189 209.

Option 2 - Maintain 1978 levels with increased operation on the weekends by 35 hours per week (as approved by Council) - \$201 112.

Option 3 - Increase the current fleet of 15 vehicles by 2 additional vehicles for exclusive use in Vancouver - \$241 740.

Option 4 - Increase the operation as per the B.C. Lions proposal in Appendix 3 - \$351 481.

- Determine the length of the agreement with the interim operator, the B.C. Lions Society.

Option 1 - Through December 31, 1979, with possible earlier termination.

Option 2 - Through June 30, 1979 with possible monthly extensions.

#### RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning recommend the following:

1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of \$34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	-	\$14 405
1979 Revenue Budget (Grants Other)	-	<u>\$20 279</u>
Total	-	\$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.

3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:
  - a) 1978 budgeted levels of service (cost - \$189 209; additional 1979 funds required \$19 069), or
  - b) 1978 levels with increased operation on weekends by 35 hours per week (cost - \$201 112; additional 1979 funds required \$30 972), or

- c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - \$241 740, includes reduced fares per 5 (b) below; additional 1979 funds required \$71 600), or
  - d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost \$351 481, includes reduced fares per 5 (b) below; additional 1979 funds required \$181 341).
5. The fare level in 1979 for Vancouver eligible residents shall be:
- a) Existing fare levels providing for a \$1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or
  - b) Revised fare providing for a \$1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - \$5500, April-December, 1979).

The Director of Finance further recommends that:

- 6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by \$170 140 and increase the 'Other' Grant Budget by like amount.
- 7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the \$14 405 reserved in 1978 and the \$170 140 provided to date."

The City Manager RECOMMENDS approval of 1, 2, 3, 6, and 7, and submits the options under 4 and 5 for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 590/593

ENGINEERING & SOCIAL PLANNING  
DEPARTMENT

DATE March 26, 1979

TO: City Manager for Council

SUBJECT: Transportation for the Handicapped

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning report as follows:

**"BACKGROUND**

At its February 13, 1979 meeting, Council considered various recommendations from the Standing Committee on Transportation regarding transportation services for the handicapped. The recommendations, as reviewed by Council, are attached in Appendix I. Recommendations A, B, C, D, E, H, I & J were approved and F & G were deferred for one month to permit officials an opportunity to review the feasibility and cost implications of these recommendations. Recommendation F dealt with a fare reduction for handicapped transit and recommendation G provided for the establishment of a non-profit corporation to deliver handicapped transportation services.

Handicapped transportation is a very complex subject, with a number of issues which should be considered by Council. In order to help clarify the issues, this report has been divided into the following four sections:

- SECTION I - Review of the status of the various recommendations as approved by Council on February 13, 1979.
- SECTION II - Review of recommendation F and the implications of a handicapped transit fare reduction.
- SECTION III - Review of recommendation G and the various organizational options for the delivery of handicapped transit in the short-run and long-run.
- SECTION IV - Review of the level of service options for handicapped transit in 1979.

**SECTION I - REVIEW OF THE STATUS OF THE VARIOUS RECOMMENDATIONS AS APPROVED BY COUNCIL ON FEBRUARY 13, 1979.**

At its February 13, 1979 meeting, Council approved several recommendations related to handicapped transit. The status of each of these recommendations is summarized below:

Recommendation A - 'That the City pursue discussions and negotiations with the GVRD and the UTA to arrange for UTA and Ministry of Human Resources responsibility and funding for transportation services for the disabled.'

Staff has had a number of discussions with the UTA staff regarding increased provincial responsibility for disabled transit. Attached in Appendix II is a memo from the City Engineer to the Vancouver UTA Board representatives outlining the provisions in the Provincial Urban Transit Authority Act that relate to handicapped transit. This memo was presented to the UTA Board at its February 23, 1979 meeting and the Board unanimously voted to request the Lieutenant-Governor in Council to designate handicapped transit as a 'custom' transit service. Once this designation occurs, negotiations can begin on a three-party agreement between the UTA, a Municipality and an Operator for the provision of handicapped transit. The matter of levels of service, fares, cost-sharing, financing plan, etc, is subject to further negotiations and would be incorporated in an annual operating agreement.

The UTA staff is preparing an interim report to the Board which outlines the handicapped transit issue as it relates to total provincial needs. The UTA staff submitted this report at the March 15 Board meeting. A final UTA staff report is scheduled to be ready in approximately one to two months and this final report should provide enough information to allow a Provincial decision on this matter.

Recommendation B - 'That in the interim period, the B.C. Lions Society be requested to continue operation of its transportation service for disabled adults in the City of Vancouver.'

The B.C. Lions Society have indicated a willingness to continue to provide adult handicapped transit services in the City of Vancouver as long as they do not incur deficits. In this regard, they are willing to provide a level of service as specified and funded by the City. The B.C. Lions have submitted a proposal (Appendix III) which outlines the cost of providing the current level of service as well as a new proposal which outlines the cost implications with an expanded level of service for the City of Vancouver. This matter will be reviewed further in Section IV of this report.

Recommendation C - 'That a grant be paid to the B.C. Lions Society to repay the Society for losses incurred providing transportation services to eligible City residents in the period May 1st - December 31st, 1978, to be provided from the balance of the 1978 funds.'

As indicated in Council's earlier report, the formula for reimbursing the B.C. Lions for their 1978 cost did not work as planned. The formula between May 1st and December 31st, 1978 provided for a payment to the Lions of \$3.43 per passenger, with a limit of such payments to \$10.29 for group trips. The intent of that agreement, while providing an incentive for increased productivity, was to provide about the same level of City funding as had existed in the previous year. This intended result had not been realized and resulted in a deficit to the Lions for Vancouver eligible trips and less trips being billed than originally intended.

There has been considerable discussion with the Lions in order to determine those deficits in 1978 for eligible Vancouver residents which should be reimbursed. As a result, four options have been identified for determining the cost and additional reimbursement to the Lions for the service period between May 1st and December 31st. These are summarized below:

Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The additional cost to the City for this option is \$25 603.

Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct costs (out-of-pocket) as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The additional cost to the City under this option is \$34 684. (The total payments for 1978 would then be \$176,283, - very close to the amount budgeted for the 1978 grant.)

Option 3 - Reimbursement of all costs under options 1 & 2 plus indirect cost (accounting costs) overruns from the budget. Indirect costs such as overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the additional cost to the City is \$45 913.

Option 4 - Reimbursement for all costs above plus an additional \$5827 to reflect a different method of crediting the provincial Ministry of Human Resources grant received for handicapped transit. Since 70% of all trips are for city residents eligible for City subsidy and these trips account for 60% of system costs, the difference is 10% of Ministry of Human Resources monies. All City calculations have been based on an assumption that the Ministry of Human Resources monies would be pro-rated on a per passenger trip basis (70%). The Lions now claim that Ministry of Human Resources monies should be distributed on the basis of cost of service (60%). For eight months in 1978, this difference is \$5827. Under this option, the amount of the City payment is \$51 740.

Option 1 above closely meets the intent of the agreement negotiated for 1978. Subsequently, the Lions determined that they would not subsidize their adult handicapped transportation service and instructed their staff to negotiate future agreements to recover all costs. Options 2, 3 and 4 are levels of additional funding necessary to meet this subsequent request in whole or in part. These options involve payment of budget overruns. It should be noted that the City does not normally provide additional funding to pay budget overruns of grant recipients.

The Director of Finance advises that in 1978, Council approved \$176 420 for handicapped transit subsidies to the B.C. Lions Society. For calendar 1978, the total cost billed was \$141 599.38, leaving \$34 820.62 unused from the budgeted allotment. The Director of Finance has reserved \$14 405 from the unused portion of the 1978 grant as per earlier estimates based on B.C. Lions budgetary information. Any funds granted to the Lions beyond this amount must be approved by Council as an additional grant request out of 1979 Revenue Budget Funds (Option 1 - \$11 198; Option 2 - \$20 279; Option 3 - \$31 508; Option 4 - \$37 333). The Director of Finance cannot agree to Option 3 as the increase in the indirect costs are distributed on an expenditure basis and may not have been as a result of this service; or Option 4 as the distribution of the Ministry of Human Resources grant should be on a per ride basis.

Recommendation D - 'That the City not subsidize losses which were incurred outside of Vancouver city. Further, that a request be made to other municipalities, through the GVRD, to join in subsidizing the service on a per capita basis.'

The City had made a request to the GVRD to consider handicapped transportation services on a regional basis. However, the delay in implementing the transit legislation in the Lower Mainland has complicated the process whereby the GVRD could participate. However, it should be recognized that 'custom' transit services may be dealt with separately from regular transit services and a separate agreement may be negotiated between the UTA and Vancouver with or without participating municipalities or between the UTA and GVRD.

Recommendation E - 'That appropriate City staff be instructed to report back on availability of funds to obtain more buses.'

For a city system, two options were explored. First, the Lions Society was approached about sale of the existing fleet. They indicated that the vehicles could be re-assigned to their other services around the province and that therefore, none of the vehicles would be available for sale. The second option, purchase of new equipment, would therefore be necessary. The Director of Finance advises that the estimated \$300 000 cost of 15 vehicles would be available only from the 1979 Supplementary Capital Budget and notes that the funds were not included in the priority report submitted to Council.

If the Lions continue to operate the system, they have indicated that they are willing to acquire additional equipment immediately. If operating funds are guaranteed through calendar 1979, they are willing to acquire up to four additional vehicles, either purchased or leased at their option.

Recommendation H - 'That the existing service be expanded on weekends, commencing immediately.'

The City has requested the B.C. Lions to increase their weekend service by adding two additional vehicles and 14 more hours of service on Saturday, and three additional vehicles and 21 more hours of service on Sunday. The cost to the City of the increase of 35 operating hours per week is estimated to be \$16 000 per annum.

Recommendation I - 'That City staff report back on the operating cost situation for 1979.'

This matter is reviewed in Section IV of this report.

## SECTION II - REVIEW OF RECOMMENDATION F AND THE IMPLICATIONS OF A HANDICAPPED FARE REDUCTION

Council deferred action on recommendation F which stated -

'That the financing formula be improved to ensure that no handicapped persons resident in the City of Vancouver be required to pay more than \$1 flat rate per one-way trip (maximum 10 miles after which an additional mileage charge will be applied).'

The current fare for Vancouver residents is \$1 flat rate per one-way trip up to 4 miles, after which an additional charge of 25¢ per mile will be levied. This resulted in an estimated average charge per passenger of \$1.20 to \$1.30. The effect of recommendation F will be to increase the 4-mile limit to 10 miles, after which an additional 25¢ per mile charge will be levied. This will reduce the average fare to slightly over \$1 and will result in an annual fare reduction of approximately \$7500 (30 000 trips x 25¢ per passenger reduction). Under this new formula, the City will be required to provide an additional \$7500 annually for the lost fare revenue.

It should be noted that the above figures apply to individual trips only. For group trips, the fares have been charged on an hourly basis after deducting City and Ministry of Human Resources subsidies.

### SECTION III - REVIEW OF RECOMMENDATION G AND THE VARIOUS ORGANIZATIONAL OPTIONS FOR THE DELIVERY OF HANDICAPPED TRANSIT IN THE SHORT-RUN AND THE LONG-RUN.

For the short term or interim period, Council has approved recommendation B that requests the B.C. Lions Society to provide an adult handicapped transportation service in the City of Vancouver. It is anticipated that the interim period will last until suitable agreements can be reached between the UTA, a Municipality and an Operator. Based on discussions with the UTA staff, the earliest that an agreement can be reached, assuming provincial designation of handicapped transit as a 'custom' transit service, would be this summer.

For the longer term, and assuming provincial responsibility in the provision of handicapped transit services, there are several options for delivery of the service. A transit operating agreement would be negotiated between the UTA, a Municipality and an Operator. This Operator could be the B.C. Lions, a new non-profit organization as outlined in recommendation G, or an entirely new operating agency as yet undefined. Outlined below are the estimated cost implications of each of these options -

1. B.C. Lions Society Operation - There are several agencies which provide handicapped transit in the Lower Mainland, with the B.C. Lions the largest operating on a regional basis. The Lions have submitted a new proposal (Appendix III) which outlines the cost implications for an expanded level of service. The Lions proposal provides for a managing director, improved dispatching services, additional buses and expanded operating levels. Without evaluating whether the level of service suggested is appropriate, the proposal does provide a basis of evaluating the cost implications of alternative proposals.

The Lions proposal provides for 17 buses and 1149 operating hours per week on a regional basis at an estimated total operating cost of \$700 983. The Lions have also indicated a willingness to provide other non-dollar changes in the service including employment of the handicapped, reduced vehicle insignias indicating the B.C. Lions are only the Operator, and improved handicapped service monitoring and reporting systems.

2. New Non-Profit Corporation Operation - Recommendation G of Council's February 13 report provides for the establishment of a non-profit corporation to operate transit for the disabled. This recommendation was deferred four weeks to allow staff to evaluate the proposal.

The calculation of operating costs for a new corporation is difficult to predict because of several unknown variables with wage rates the most difficult to estimate. However, a new corporation providing a comparable service as outlined in the B.C. Lions proposal (17 buses and 1149 operating hours per week) is estimated to cost between \$1 000 000 and \$1 200 000. This is in excess of the B.C. Lions proposal by \$300 000 to \$500 000. It should be noted that there would also be an initial capital requirement of approximately \$450 000 as summarized below:

17 vehicles plus 2 spares	\$380 000
Radio base station	20 000
Office facility and equipment	20 000
Shop facilities	25 000
Inventory	5 000
	<hr/>
	\$450 000

Most of the initial capital cost can be avoided if the vehicles are leased, however, the annual operating costs would increase somewhat in a lease situation.

There are several reasons for the increased costs when compared to the B.C. Lions proposal:

- increased wage costs because of the Lions' lower wage structure;
  - greater costs to establish storage facilities, communications system, maintenance facilities, etc. which the Lions have presently;
  - The Lions have some economies of scale in purchasing, inventory, maintenance and overhead expenses because they presently operate a fleet of 55 vehicles for adult and children handicapped services.
3. Other Alternatives - There are presently several groups which are operating transit for the disabled in the Lower Mainland. Some of these may be considered for a regional service. In addition, there are taxicab and private bus companies which may be interested in competing for disabled transit services. The cost of these other alternatives is unknown at this time.

In summary, for the long term, there are several options for providing handicapped transit services in the Lower Mainland. Ultimately, if Provincial designation of handicapped transit as a custom transit service occurs, an Annual Operating Agreement will be negotiated with an operator. This Agreement will specify exact terms for providing disabled transit including levels of service, costs, equipment and a monitoring system to ensure performance as specified. It is assumed that the UTA will be a party to this Agreement because of the potential Provincial financial involvement. In view of this situation, an operator for the provision of handicapped transit in the long term should not be specified at this time. This is a matter for future negotiation based on costs, management structure, responsiveness to complaints, etc.

#### SECTION IV - REVIEW OF THE LEVEL OF SERVICE OPTIONS FOR HANDICAPPED TRANSIT IN 1979

The level of transit services for the disabled during the remainder of 1979 is a function of the funds appropriated. The B.C. Lions have indicated a willingness to provide a level of service as specified by Council as long as they do not incur deficits.

The costs from January 1 to March 31 are approximately \$46 657 based on levels of service specified in 1978. From April 1 to December 31, there are a number of options for Council to consider which are summarized below. It should be noted that each option is progressive in that it includes the levels of service and costs specified in the previous options. This information is summarized in a table at end of report.

1. Maintain the 1978 budgeted levels of service in 1979, which provide 651 hours of service per week on a regional basis. The total cost of this is \$502 400. If the same fare structure and a Ministry of Human Resources grant of \$102 000 are assumed, the required grant from the City is \$188 111 (including first 3 months).
2. Increase the levels of service on the weekend (previously approved by Council) 35 hours per week; the total City grant would be \$201 112.
3. Decrease the fare to \$1 per one-way trip for first 10 miles (Recommendation F); the total City grant would be \$206 749.
4. Increase the service levels by adding two additional buses for service in Vancouver to provide a total regional service of 756 hours per week; the total City grant would be \$241 740.
5. Increase the service levels to those specified in the B.C. Lions proposal (Appendix 3) including a manager, more dispatchers, increased operating hours, etc., the total City grant would be \$351 481.

It should be noted that Council has reserved \$170 140 for adult handicapped transit service in its review of the 1979 grants. This amount was based on earlier estimates. All of the above proposals will require an additional appropriation.

In addition to specifying a level of service and fare for handicapped transit, a decision is also needed on the length of time an agreement should be negotiated with the B.C. Lions Society as an interim operator. A short time frame through June, 1979 with possible monthly extensions would place increased pressure on the Province to recognize its role in handicapped transit and may result in a quicker permanent solution. A longer time frame through December 31, 1979 would provide more assurance to the B.C. Lions and handicapped concerning continuity of service. However, a longer time frame may result in delays by the Province.

SUMMARY

In order to review the various levels of service and the cost implications for handicapped transit, a table has been prepared outlining the options. On this basis, there are several decisions which Council needs to consider which are summarized below:

- The amount of cost reimbursement to the B.C. Lions in addition to the previous payment of \$141 599 for deficits incurred in 1978. Note - \$14 405 is available from 1978 funds.
- Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The cost to the City for this option is \$25 603.
- Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct cost as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The cost to the City under this option is \$34 684.
- Option 3 - Reimbursement of all costs under options 1 and 2 plus indirect cost overruns from the budget. Some indirect costs such as lease payments and overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the cost to the City is \$45 913.
- Option 4 - Reimbursement of all costs above plus an additional \$5827 to reflect a distribution of Ministry of Human Resources funding on the basis of cost of service rather than on a per trip basis. This option is included at the specific request of Lions Society personnel. The cost to the City under this option is \$51 740.
- The fare level for 1979.
  - Option 1 - Defer a decision on fare revision until an agreement is negotiated with the UTA. This agreement will specify a percentage of costs which must be returned from fares. Such a deferral would leave in force the existing fare structure of a basic \$1 one-way charge for the first 4 miles and 25¢ per mile thereafter.
  - Option 2 - Revised fare level providing for a \$1 one-way charge for the first 10 miles and 25¢ per mile above 10 miles. Annual cost to City - \$7500.
- The type of organization structure to deliver handicapped services in the long term.
  - Option 1 - B.C. Lions Society
  - Option 2 - A new non-profit organization as outlined in Recommendation G.
  - Option 3 - Some other organization such as a private taxi or bus company.
  - Option 4 - Defer the decision until after a decision is made by the Province, possibly leading to a three-party agreement between the UTA, municipality and an operator to be designated.
- Designation of a level of service to be provided for the remainder of 1979.
  - Option 1 - Maintain 1978 levels. Annual cost to City - \$188 111.
  - Option 2 - Maintain 1978 levels with increased operation on the weekends by 35 hours per week (as approved by Council) - \$201 112.
  - Option 3 - Increase the current fleet of 15 vehicles by 2 additional vehicles for exclusive use in Vancouver - \$241 740.
  - Option 4 - Increase the operation as per the B.C. Lions proposal in Appendix 3 - \$351 481.

- Determine the length of the agreement with the interim operator, the B.C. Lions Society.

Option 1 - Through December 31, 1979, with possible earlier termination.

Option 2 - Through June 30, 1979 with possible monthly extensions.

#### RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning recommend the following:

1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of \$34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	- \$14 405
1979 Revenue Budget (Grants Other)	- <u>\$20 279</u>
Total	- \$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.
3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:
  - a) 1978 budgeted levels of service (cost - \$188 111; additional 1979 funds required \$17 971), or
  - b) 1978 levels with increased operation on weekends by 35 hours per week (cost - \$201 112; additional 1979 funds required \$30 972), or
  - c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - \$241 740, includes reduced fares per 5 (b) below; additional 1979 funds required \$71 600), or
  - d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost \$351 481, includes reduced fares per 5 (b) below; additional 1979 funds required \$181 341).
5. The fare level in 1979 for Vancouver eligible residents shall be:
  - a) Existing fare levels providing for a \$1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or
  - b) Revised fare providing for a \$1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - \$5500, April-December, 1979).

The Director of Finance further recommends that:

6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by \$170 140 and increase the 'Other' Grant Budget by like amount.
7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the \$14 405 reserved in 1978 and the \$170 140 provided to date."

MANAGER'S REPORT

616

DATE March 30, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Riley Park and Kensington N.I.P. - Storefront Libraries

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Included in the 1977 and 1978 N.I.P. Concept Plans for Riley Park and Kensington (approved by City Council on 26 July, 1977 and 4 April, 1978, respectively) are allocations of \$100,000.00 per neighbourhood to pay for capital costs of providing Storefront Libraries in each area. It was proposed that these N.I.P. funds would cover costs of new books, equipment, furnishings and minor space renovations. All ongoing operating costs would, of course, have to be covered by the Vancouver Library Board including building rent, staffing, administration, book replacement, etc.

The purposes of this report are: to review the need and demand for these library services; to outline the Storefront Library concept for minimizing ongoing operations costs; and, to recommend commitments of funds so that the proposed libraries can be implemented. The Director of the Vancouver Public Library will also report concurrently on this matter.

#### I. NEED FOR LIBRARY SERVICE IN RILEY PARK AND KENSINGTON/CEDAR COTTAGE

Expressions of the need and desirability of library services in the Riley Park and Kensington neighbourhoods have been put forward often over the years. Inquiries about the establishment of a library in Kensington were first made in the early 1950's. Similar requests are documented for Riley Park in the late 1960's and early 1970's. In general, the response by the City to these requests was positive in terms of the need and viability of such service and negative in terms of the availability of capital funds to initiate the libraries. Both proposed libraries began to appear in 5-Year Plan Plebiscites. In 1974 and 1975 proposed 5-Year Plans listed Cedar Cottage/Kensington and Riley Park as target new libraries. In 1976, the Cedar Cottage/Kensington proposal was again put forward. Unfortunately the capital funding was not approved in these 5-Year Plans and the needed services were consequently not instituted. Yet the inclusion of the proposed libraries in these 5-Year Plans did illustrate a commitment to the services and raised expectations in the neighbourhoods.

The need and demand for library services has not abated in the intervening years. In 1977, a Riley Park survey on social needs, through which 10% of the area's households were interviewed in depth, concluded that 57% of these households felt they needed and would regularly use a local public library. In Kensington, a survey of all residents about community priorities in early 1978 found that a library was the most desired new facility for residents of Kensington and this confirmed the findings of a 1975 survey by the Cedar Cottage N.I.P. Committee. On the basis of this evidence, coupled with vocal requests at public meetings, N.I.P. capital funds were earmarked for libraries in both Riley Park and Kensington.

To obtain a better understanding and documentation of the demand, new surveys were undertaken in Kensington and Riley Park in late 1978 specifically concerning needs and preferences for library services. Response to these surveys was high and the results again showed a strong demand for local libraries. 94% of Kensington/Cedar Cottage respondents indicated they would use a library in the vicinity of Kingsway/Knight (47% said frequently and 47% said occasionally). 86% of Riley Park respondents indicated that they would use a library located conveniently near their home (39% said frequently and 47% said occasionally).

The Director of the Vancouver Public Library has analysed these survey findings along with statistical information about the neighbourhoods and has projected the annual number of regular users and annual circulation that can be expected for each Storefront Library. It is estimated that Riley Park Storefront Library will typically service some 2,500 patrons for an annual circulation of some 75,000 volumes. It is estimated that Kensington/Cedar Cottage Storefront Library will serve some 3,500 patrons annually who will borrow some 90,000 books. It is felt that these estimates may indeed be conservative because the establishment of a library typically motivates both increased use by existing library system patrons and new use by people who haven't previously considered the library's resources. Most respondents in both the late 1978 surveys indicated that the main reason they do not use libraries is because of the "inconvenient location" of existing libraries. Respondents also overwhelmingly preferred to walk to their library and it is known that people tend to couple a library and shopping trip. Since the proposed Storefronts would provide convenient locations in local shopping districts within walking distance to most neighbourhood residents, new users can be expected to emerge.

Complete summary reports on the surveys discussed above are available at the City Planning Department.

## II. THE STOREFRONT LIBRARY CONCEPT

When considering the need for local library services, the Kensington and Riley Park Citizens' Planning Committees were sensitive to the high on-going costs of Branch Libraries in Vancouver. Consequently, local residents were very receptive to the concept of Storefront Libraries as put forward by the Vancouver Library Board in an attempt to provide necessary new services to fill existing gaps at lower costs.

The Storefront Library is characterized by the Vancouver Library Board as having the following characteristics:

- A. The Storefront is significantly smaller than a conventional Branch. Floor area would be approximately 1200 - 2000 square feet. The staffing is less than a regular Branch, having basically 2 full-time Library Assistants and 15 hours/week assignment of a Librarian.
- B. The Storefront serves a smaller area than a normal Branch ( $\frac{1}{2}$  mile vs. 1 mile radius service area) and must be highly accessible to users. Accessibility is maximized by location in a high traffic area and by flexible hours tailored to local habits.
- C. Storefront Libraries will primarily offer a lending service of books and magazines that are in most high demand by local users. The collection is smaller than a conventional Branch and will include: approximately 10,000 paperbacks (no catalogue); 2000 hardbacks; a small collection of encyclopedias and reference materials; and popular periodicals. The hardback books will be part of a larger floating collection shared by several library outlets allowing a constant rotation of the on-site books.
- D. The Storefront Library, offering the basic lending service will be linked to an existing larger Branch and its full range of services and facilities. The linkage will be through unlisted telephone connections for use by Storefront Library patrons and by a multi-daily delivery of requested materials.
- E. The Storefront Library will provide ancillary services such as reading lounge, neighbourhood information, copier service and programming (co-ordinated from a Branch Library) as needed by the community.

Generally, the Storefront Library is designed to provide a library presence in a small plant with a small staff by having the basic high demand library functions on-site and "borrowing" from existing larger outlets for lower demand services.

### III. LOCATION AND LEASING

The Library Board and local residents agree that the Storefront Libraries should be located in high pedestrian traffic areas of commercial districts.

For the Kensington Storefront Library, a location in the vicinity of Kingsway and Knight Street is preferred. This location will facilitate library users from both Kensington and Cedar Cottage neighbourhoods.

For the Riley Park Storefront Library, a location in the Main Street shopping area between 20th and 30th Avenues is preferred. The association of the Library and the Little Mountain Neighbourhood House is considered logical by the community and the Vancouver Library Board provided that separate entrances and identities are maintained. This concept was also Approved in Principle by City Council on November 7, 1978 when the implementation of the Neighbourhood House was approved.

Both Storefront Libraries are proposed to be housed in leased premises so as to retain flexibility for space adjustments should activity prove lesser or greater than predicted. As part of detailed implementation, specific sites will have to be found and leases arranged by City staff.

### IV. FUNDING

Two types of funding commitments must be made by City Council if the proposed Storefront Libraries in Kensington and Riley Park are to proceed.

Capital costs are proposed to be appropriated from Kensington and Riley Park N.I.P. budgets. Staff are confident that capital costs for each library will not exceed the \$100,000.00 per facility estimated in the N.I.P. Concept Plans. If Council reconfirms its approval for the expenditure of N.I.P. funds for the libraries then staff will report back in detail on amount and type of books, equipment, furnishings and renovations to be purchased and the exact amount of funding required.

The Director of the Vancouver Public Library has estimated the operating costs for each library to be approximately \$60,000.00 per year as outlined in his report. This cost is approximately one-third the operating cost of a conventional Branch Library. Also based on estimated and observed book circulation, it is projected that the Storefront Libraries will provide their service at a lesser cost per book circulated than existing Branch Libraries. Implementation of the Storefront Libraries can only occur if City Council approves the required operating funding in the Vancouver Library Board's 1979 Operating Budget. The Storefront Libraries, if approved, are targeted to open in September, 1979 so that the operating commitments for 1979 would have to cover only 4 months of service or \$20,000.00 per library or \$40,000.00 for both facilities.

### V. COMMENTS OF THE VANCOUVER LIBRARY BOARD

As noted above, the Director of the Vancouver Public Library, on behalf of the Vancouver Library Board, will provide City Council with a report on the proposed Storefront Libraries. The Vancouver Library Board has passed the following resolutions on this matter:

- A. On 20 July, 1978 after investigations by a Sub-Committee of Trustees, the following resolution was passed:

"that reports for the four services proposed (including Riley Park and Kensington Storefront Libraries) be approved in principle and the Board continue to work with all groups concerned to establish these services."

- B. On 21 February, 1979 after detailed investigations and discussions, the following resolution was unanimously passed:

"THAT the Library Board approve this report (on Kensington and Riley Park Storefront Libraries) to go to City Council in conjunction with City Planning Department reports with the request that funds be provided in the Board's 1979 Operating Budget to commence these services; that the Library Board supports the expenditure of N.I.P. capital funds to establish these libraries; and that the Library Board approves in principle the location of the Kensington Storefront Library in the Kingsway/Knight shopping district and the Riley Park Storefront Library in the Main/25th shopping district (connected to the Little Mountain Neighbourhood House), subject to the identification and selection of specific acceptable sites and the achievement of acceptable lease arrangements."

#### VI. SUMMARY

In summary, the Director of Planning, the Vancouver Library Board and the Riley Park and Kensington Citizens' Planning Committees advise the following:

- A. There is a clearly illustrated long standing and present need for library services in the Riley Park and Cedar Cottage-Kensington areas. These areas represent a serious gap in the library system in Vancouver.
- B. On the basis of technical criteria it is not possible to significantly differentiate the degree of demand for library services for these neighbourhoods. As such, it is not easy to prioritize the proposed services on technical grounds - both Storefront Libraries are equally needed.
- C. There is a long standing commitment by the City that library services would be forthcoming to these neighbourhoods when capital funding is available.
- D. The Storefront Library concept can fulfill the library service needs in Kensington-Cedar Cottage and Riley Park at approximately one-third the cost of regular Branch Libraries. The Storefront Library is also cost-effective in terms of the annual investment relative to the amount of service provided. The two proposed Storefront Libraries will also work well as a system in terms of backup provisions.
- E. N.I.P. funds are available in both neighbourhoods to cover the capital costs for the two Storefront Libraries. This capital funding opportunity will pass shortly and a similar opportunity is not foreseen in the immediate future.

Therefore, it is felt that the Riley Park Storefront Library and the Kensington Storefront Library should be approved for immediate implementation in 1979.

The Central Mortgage and Housing Corporation and the Province of British Columbia concur with the proposed expenditure of N.I.P. funds on these projects.

## VII. RECOMMENDATIONS

The Director of Planning recommends:

- (A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.
- (B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4-months operation of the Kensington and Riley Park Storefront Libraries in an amount of \$20,000.00 per library (\$40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.
- (C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in this report and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library."

The City Manager comments as follows:

- (1) When the Finance Committee was considering the 1979 Supplementary Capital Budget, there were five submissions for expenditure of funds for libraries, as follows:
  - upgrading Kerrisdale Branch
  - automated library circulation
  - Champlain Heights Branch
  - Kensington Storefront Branch
  - Riley Park Storefront Branch

In establishing priorities, the Finance Committee assigned No. 2 to the Kerrisdale Branch, No. 4 to the automated library circulation and the Champlain Heights Branch, and did not assign priorities to the latter two storefront branches because they did not require funds from this source. It is suggested that the Committee consider the N.I.P. Storefront libraries within their overall operating budget priorities, in view of the annual operating increase of \$120,000 per year.

- (2) In the Library's departmental review, the Library identified their priorities for operating budget increases. The three branch libraries which are now proposed were ranked in the second priority group. The first priorities (including automated circulation) totalled \$118,000 per year. The second priority group totalled \$347,000 per year."

In view of the above factors, the City Manager submits the recommendations of the Director of Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 593/594

MANAGER'S REPORT

631

Date: March 19, 1979

TO: Vancouver City Council  
CLASSIFICATION: CONSIDERATION  
SUBJECT: The Relocation of Kanish Marine Village

The Director of Planning and the Medical Health Officer report as follows:

"PURPOSE

The purpose of this report is to:

1. Report on temporary relocation of the Kanish Marine Village floating homes to the vicinity of the foot of Denman Street.
2. Make a preliminary assessment of other temporary or permanent floating home locations within the Greater Vancouver area.

BACKGROUND

The Kanish Marine Village is a good quality floating home marina including some 15 floating homes, 3 liveaboards and 23 recreational vessels. Their relocation is necessitated by a planned expansion of facilities by the Bayshore Hotel.

In response to requests by floating home and shipyard interests, Council, January 16, 1979, acted upon staff recommendations in resolving:

'THAT Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

THAT Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of five months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off.

THAT Council agree to specifically consider interim use of the water lot at the foot of Denman Street which includes part of Schaeffer's Marina, as well as the City-owned property under lease to Harbour Ferries for temporary location of the Kanish Marina Floating Homes and request Harbour Ferries to accede to this;

FURTHER THAT, before making a temporary relocation of these floating homes to the above location, the City Engineer, Medical Health Officer and Director of Planning submit an early joint report to Council dealing with access and parking, sewerage, design considerations and permission from the National Harbours Board.

THAT the whole matter of suitable locations for floating homes be referred to the Planning and Development Committee for consideration.'

G.V.R.D. Recommendations and Proposed Standards

The City Planning Department carried out a study in July, 1977 entitled "The Aquatic Community". It recommended policy guidelines for floating homes and marinas, and suggested Coal Harbour, False Creek and the Deering Slough (Fraser River) as the only potentially suitable locations in Vancouver. Council, in January, 1978 requested the G.V.R.D. to carry out a comprehensive study of floating homes and, pending completion of this study, took no action on amending City By-laws.

The G.V.R.D. Board on November 29, 1978 adopted recommendations of their subcommittee on floating homes. Five of these recommendations require municipal implementation and were referred January 31, 1979 for City Council's consideration. In particular, these include "Guidelines For the Regulation of Floating Communities."

The G.V.R.D. undertook this examination of floating communities in recognition of the increasing demand for this lifestyle, and the need to establish more uniform procedures and standards for their approval. The interest and co-operation of the many parties involved in preparing these recommendations is thought to reflect a growing acceptance of floating homes as a legitimate urban use.

The G.V.R.D. recommendations guidelines and standards will be reviewed. Recommendations will be made to Council at a later date in conjunction with a full presentation by G.V.R.D. staff.

### ANALYSIS

#### Foot of Denman Street

Discussions have been held with civic officials, existing lessees, floating home owners, the representatives of the Kanish Marina owners and National Harbours Board officials. The vicinity of the foot of Denman Street has been analyzed as an interim location for the Kanish Floating Homes. Various constraints, criteria and alternatives have been determined.

In summary, this site is not recommended for the following reasons:

1. It is opposed by officials of the National Harbours Board (see letter attached as Appendix I) who recommend instead a False Creek location.
2. The provision of sewer connections and other services which would meet municipal, and senior government standards, would be exorbitantly expensive (approximately \$50,000) if amortized over an interim period (approximately 8 months).
3. A floating home community on this site could introduce a discordant element to the image of this important site. It would also introduce private uses to an area reserved for public use.

#### Other Greater Vancouver Locations

A preliminary survey of alternative floating home sites in Greater Vancouver has been carried out. Findings are attached as Appendix II.

Essentially, there are some potential permanent floating home sites in outlying areas such as the Ladner Reach and the Annacis Slough. These have not yet been approved or developed. The few existing sites, such as the Lynwood Marina in North Vancouver do not have space available at the present time.

It is concluded that the best and most feasible location is False Creek either for interim or permanent use. Preliminary study indicates the feasibility of a limited number of floating homes subject to Council approval. Potential floating home locations in False Creek are mapped and described below.

Unsolicited private interest in providing such accommodation has been expressed by Harbour Ferries Ltd. The Harbour Village Co-op, and the Kanish Marine Village itself. (See Appendix III). (The Kanish Marine village has expressed a strong desire to lease directly and to operate their floating home marina independently. They wish also to remain intact as one community.)

In addition, the Greater Vancouver Floating Home Co-op has reiterated its request of August 19, 1977 for amendment to development controls to permit 10 floating homes at the Spruce Marina. (See Appendix IV). A public hearing on this matter was agreed and then deferred in conjunction with Council's January 24, 1978 request for a GVRD report on floating homes. (If interim accommodation for the whole Kanish Marine Village cannot be found in one location, 5 of the 10 potential Spruce Marina moorages could be available to Kanish residents, 3 of whom are con-currently members of the GVFH Co-op).

FALSE CREEK LOCATIONS	WATER LEASE & NAVIGATION AUTHORITIES FAVOURABLE	POTENTIAL INTERIM LOCATION	POTENTIAL PERMANENT LOCATION	COMMENT
1. East of old Fireboat house site	Yes	Uncertain	Yes	Marathon lands. For permanent use on Marathon lands they intend that it be part of a long term plan. Services required.
2. West End of Granville Island	Yes	Very Unlikely	Very Unlikely	Granville Island staff indicate approval very unlikely due to imminent redevelopment plans & problems related to interim servicing and future relocation uncertainties. Services required. Other lease arrangements committed.
3. Spruce Marina South Side False Creek	Yes	Uncertain	Yes	Greater Vancouver Floating Home Association is making application to the City to include floating homes in this existing livaboard marina. Three are members of the Kanish community. The marina complies with existing health standards for livaboards and floating homes. Urban Design considerations will be critical.
4. Heather Marina South side False Creek	Yes	No	Very Unlikely	No space available at present. Contains 10% livaboards. Complies with existing health standards for such use. Urban Design considerations will be critical.
5. Area 4, East end of False Creek	Yes	No	Yes	The City Engineer is of the opinion that floating homes are incompatible with the industrial development east of Cambie Bridge. Problems of noise and odour would inevitably lead to conflicts. Furthermore, economic costs to provide services and alter a major sewer outfall would be excessive.

Resolution of permanent False Creek Floating home locations, numbers and standards should logically await:

1. Amendment to the False Creek Official Development Plan By-law.
2. Amendment to the Area Development Plan By-law for Marathon's Area 2 lands on the North side of False Creek. (Not scheduled in Planning Department work program for 1979).
3. Amendment to the Area 6, Phase 1 Area Development Plan By-law.
4. Staff report on recommended G.V.R.D. Guidelines & Standards.
5. Preparation of a development concept for Area 4 at the east end of False Creek (scheduled for May, 1979).

Given the urgency to relocate the Kanish floating home community before June 30, 1979 Council may wish to:

1. request the City Manager and the Director of Planning to negotiate terms upon which Marathon Realty would accept the Kanish Marine village as an interim floating home use on the north shore of False Creek.
2. request the City Manager and Director of Planning to negotiate with various other marinas and lessors with the intention of distributing the Kanish floating homes within False Creek

#### SUMMARY

Present development by-laws and policies of the City do not presently deal with floating home locations, numbers or standards. However, it is considered that they can be permitted as interim uses subject to "prior to" conditions which may be imposed in conjunction with development permit approval, and subject to approval of both water leasing and navigational authorities.

At the time the False Creek Official Development Plan was prepared, Council was not prepared to approve such use and had to forcefully evict a number of poor quality floating homes. Both the policies and the By-laws permit liveabards and care was taken in the definitions of these to ensure that floating homes were not included. Covered moorage (boathouses) are not permitted except under (50 ft. either side) the bridges. Reference is made in the "Aquatic Community" Report of 1976 to the fact that floating homes are specifically "prohibited" in False Creek. The Greater Vancouver Floating Home Co-op specifically requested inclusion of floating homes in the Spruce Marina at the time of its development approval. This was considered and refused.

Floating home standards have now been prepared by the G.V.R.D. at Council's request. The G.V.R.D. recommendations, including guidelines for the regulation of floating homes imply that Floating Homes meeting these guidelines and standards could constitute a legitimate and desirable urban use. It is now becoming possible and desirable for Council to establish clear civic policies for floating homes.

Interim relocation of the Kanish Marine Village floating homes to the foot of Denman Street site is:

1. not economically feasible
2. opposed by the N.H.B.
3. not recommended by staff

Such relocation should only be considered as a "fall back" position should other locations not be made available. In such circumstance, the continuance of the existing standard of services, (especially sewer) would be the only practical approach to take, rather than standards appropriate to permanent location.

False Creek would be the best temporary or permanent relocation site for the Kanish Marine Village, however the availability of a temporary site is very uncertain. The most feasible site, on the north shore of False Creek requires high level negotiation with Marathon Realty and probable commitment by the City towards approval of a permanent site. In order to maintain the possibility of relocation by June 30, 1979 such negotiation must begin immediately.

#### RECOMMENDATIONS

The Director of Planning and the Medical Health Officer recommend:

1. THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

2. THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.
3. THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.
4. THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification."

The City Manager believes that a satisfactory solution may not be available for this problem. Appropriate new facilities take time to construct even if all the procedural hurdles can be overcome. A development permit application to accommodate the Kanish floating homes in existing facilities in False Creek might generate substantial opposition. The recommendations advanced by the Director of Planning involve considerable work which may be unproductive and which must be diverted from other projects.

The City Manager submits for Council's CONSIDERATION the following alternatives:

- A) take no further action at this time on the question of floating homes in Vancouver, in which case the report should be received.
- B) acknowledge that the present situation cannot be resolved by June 30th, but proceed with a review and possible by-law amendments over a longer period to set policy for floating homes in future. In this case, recommendation 1 should be approved.
- C) pursue a solution to the problem of relocating Kanish Village by June 30th, and establishment of appropriate controls for floating homes. In this case, all of the recommendations of the Director of Planning should be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 587/589

MANAGER'S REPORT

626

DATE March 15, 1979

TO: Vancouver City Council  
 SUBJECT: Proposed Facia Sign for "Three Vets" - 2200 Yukon St.  
 CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"In April 1978 the above retail store and warehouse was completely gutted by fire and has now been rebuilt and occupied.

The new two storey building has been designed with the upper storey finished with steel to give the appearance of a mansard-type roof with windows set in the decorative panels.

On February 16, 1979, an application was made by Diamond Neon (Manufacturing) Ltd. to erect a facia sign between two of the upper storey windows, even though the building designer had been advised previously of the signable area within which a sign could be permitted. Consequently, when the Sign Company application was examined it was rejected because the proposed sign was located above the "signable" area allowed under the Sign By-law (see attached copy of picture of building). The limits of the signable area of a facia sign are stated in Section 6 of the By-law as follows:

**"6(1) Facia Sign**

**Signable Area**

(a) The signable area of a facia sign shall be the space between the lower and upper limits of the face of a building as defined below:

- (i) the lower limit shall be the lintel or window head of the first storey but in no case shall it be lower than 9 feet from the finished grade immediately below;
- (ii) the upper limit shall be the window sill of the floor immediately above the lower limit and in the absence of a window  $2\frac{1}{2}$  feet above such floor;
- (iii) in the case of a one-storey building the upper limit shall be the roof line or 3 feet maximum above the roof line if there is a parapet."

(See attached copy of diagram for signable area.)

The upper limit in this case would therefore be the window sill height of the upper storey (Section 6(1)(a)(ii) applies).

The Director of Permits and Licenses, as the Administrator named in the By-law, is not empowered to relax this control but provision is made under Section 10 of the Sign By-law for the applicant to appeal to Council, which, in the exercise of its discretion, may authorize the issuance of a permit.

However, since there is ample space to locate this sign on the face of the building within the permitted area, it is suggested that no relaxation be entertained for this case.

**CONSIDERATION**

Since the applicant is appealing the refusal under Section 10 of the Sign By-law, Council may authorize the issuance of the permit."

The City Manager submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 585.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 58-79-2 - Supply of Ready-Mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 29, 1979 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 5% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

- (a) Pick-up by City trucks from the suppliers' depot(s) (estimated 50%), and
- (b) Delivery by the supplier to job-sites (estimated 50%).

Provision is also made for the award of the picked up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

Accordingly, we are recommending that an unspecified amount of picked-up ready-mix be awarded to Econo Mix Ltd., LaFarge Concrete Ltd. and Ocean Construction.

The only other bidder, Kask Bros., is not considered because their plant is located in Burnaby, beyond the economic hauling area.

The City Engineer and Purchasing Agent recommend acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:

A. Ready-Mixed Concrete Picked Up by City Trucks from the Suppliers' Depot(s).

- Econo Mix Ltd.
- Ocean Construction Supplies Ltd.
- LaFarge Concrete Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of \$354,000.

B. Ready-Mixed Concrete Delivered by the Supplier to Job-Sites.

- Ocean Construction Supplies Ltd. - low bid for Type 3028 B Ready-Mixed Concrete, at a total estimated cost of \$277 440.
- Econo-Mix Ltd. - low bid for Type 1528A @ \$71 400, and the overall low bid on a variety of mixes @ \$50 737.50, for a total estimated value of \$122 137.50. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

2. Sewer Reconstruction: 14th Avenue from Heather Street to Willow Street

The City Engineer reports as follows:

"The sewer on 14th Avenue from Heather Street to Willow Street, constructed in 1912, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is \$78 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (WORKS: A1 - 2)

Clause No. 2 cont'd:

I recommend that \$78 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. 1979 Supplementary Capital Budget Petitions from December 1978 Court of Revision

The City Engineer reports as follows:

"A number of Local Improvement projects came before a Court of Revision and Council on December 7, 1978, including a group of projects identified as 'Group B'. These were for Residential Lane Pavements and Speed Deterrent Bumps by Petition and fell beyond the number covered by the Five-Year Capital Plan. They were approved by the Court of Revision and undertaken by Council subject to approval of \$46 000 for the City's share from 1979 Supplementary Capital.

The Council of December, 1978, recommended to the 1979 Council that this amount be approved early in 1979. The item was included in our 1979 Supplementary Capital submissions and the Standing Committee on Finance on March 1, 1979, placed it in their Priority 1. The 1979 Council, however, has never actually approved the funds. So that we may proceed with these projects, we request that approval now.

I recommend that the 1979 Supplementary Capital item 'Shortfall on Petitions - December, 1978, Court of Revision - \$46 000' be approved in advance of general approval of the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Tender No. 792 - Pender Street Improvement Project

The City Engineer reports as follows:

"Tenders for the Pender Street project consisting of the removal of existing surfaces to permit replacement with new concrete sidewalks and crosswalks, and installation of low level pedestrian lighting were opened on March 26, 1979, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No. 792 have been prepared and are attached. These bids are unit prices based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary in accordance with the actual quantities measured during construction.

The low tender was submitted by Winvan Paving Ltd. in the amount of \$276 247.65. This tender amount is within the departmental estimate and it is anticipated that the overall cost, including work by other forces, will approximate the available funds as approved by Council on January 23, 1979.

Council should note that the original intention was to continue the special lighting along the south side of Pender Street to Carrall as part of this project and the formal definition of the Local Improvement includes this. It is now proposed to leave that work to be done in connection with the Chinese Garden development and it should be deleted from the Streetscape Local Improvement.

The by-law formally undertaking the project will be before Council later the same day as this report. Council's action on this report, therefore, should be made subject to passing of that by-law.

The City Engineer recommends, subject to passing of the Chinatown Streetscape Project By-law:

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (WORKS: A1 - 3)

Clause No. 4 cont'd:

A. That the local improvement project be reduced in scope by deleting the lighting on the south side of Pender Street from a point approximately 133.66 feet west of Columbia Street to Carrall Street.

B. That a contract be awarded to the low tenderer as follows:

Contract 792 - Pender Street Improvement Project, to

Winvan Paving Ltd.  
3379 Norland  
Burnaby, B.C.

for the amount bid, namely, \$276 247.65.

C. A contract satisfactory to the Director of Legal Services be entered into.

D. The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Tender No. 56-79-1 - Asphalts Liquid and Paving

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 12, 1979 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Five bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

Item No.	Imperial Oil	Shell Canada	Chevron Canada	Chevron Asphalt	Ace Asphalt
1. MC Grades	\$102 510	\$104 550	\$104 300	N.B.	N.B.
2. Emulsions	N.B.	N.B.	N.B.	\$16 650	\$20 100
3. 85/100 Grade	\$531 900	\$535 500	\$550 665	N.B.	N.B.

All prices shown are f.o.b. destination except for Item 1, Chevron Canada, which is f.o.b. refinery.

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

1. IMPERIAL OIL LTD.

- a) Item 1. - M.C. Grade - at a total estimated cost of \$102 510.
- b) Item 3. - 85/100 Grade - at a total estimated cost of \$531 900.

2. CHEVRON ASPHALT LTD.

- a) Item 2 - Emulsions - at a total estimated cost of \$16 650.

The 5% Provincial Sales Tax is in addition to all prices shown in the report and tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to the contract satisfactory to the Director of Legal Services.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (SOCIAL: A2-1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Homemaker Services for  
Downtown Community Health Clinic

The City Manager reports as follows:

On March 13, 1979 Council agreed to a request of February 27, 1979 from the Minister of Health to assume responsibility for the operation of the Downtown Community Health Clinic and adopted:

- A. the City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, costs to be totally funded by the Provincial Government;
- B. the Director of Personnel Services be directed to review and classify the positions affected;
- C. in conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

The takeover on March 19 happened smoothly, thanks to the cooperation of the Board of the Downtown Community Health Society, and a great deal of extra work on the part of the staff of the clinic and of the City's Health, Personnel and Finance Departments.

In the same letter the Minister suggested that in time the homemaker services, which had been transferred to the Metropolitan Board of Health on January 5, 1979, should be returned to the clinic "in order to offer a comprehensive service".

The Metropolitan Board would like this to be done "no later than June 30, 1979". The City's Health and Personnel Department agree that it should be done as soon as possible, and that they would be able to assume the responsibility on May 1, 1979.

The VMREU has applied for a declaration that the Metropolitan Board of Health is, for labour relations purposes, a successor of the Downtown Community Health Clinic and that the City and the Metropolitan Board of Health are common employers. The issues involved in the application are complex. If Council will agree to assume the homemaker services, the application of the union would become academic and probably withdrawn as the union has bargaining authority for City employees.

Consequently, I RECOMMEND that:

- A) Council agree to accept temporary responsibility for providing homemaker services operating in conjunction with the Downtown Community Health Clinic, as of May 1, 1979, provided that costs are totally funded by the Provincial Government. (Including adequate allowance for overhead.)
- B) The Director of Personnel Services be directed to review and classify the positions affected.
- C) In conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

Manager's Report, March 30, 1979 . . . . (BUILDING: A-4 - 1)

## BUILDING AND PLANNING MATTERS

### RECOMMENDATION

#### 1. Champlain Heights Enclave 17 - Conditions and Standards of Development

The Director of Planning reports as follows:

##### "Introduction

The purpose of this report is to propose an amendment to Council's Resolution of June 14, 1976, concerning the Conditions and Standards of Development for Enclave 17, Champlain Heights - specifically site coverage.

##### Background

Development Permit Application No. 83029 has been filed by Downs/Archambault Architects, for Greentree Development Ltd. to construct 40 townhouse dwellings on Champlain Heights, Enclave 17 (Lot 14, Block A, D.L. 335, Group 1, Plan 16639).

At a Public Hearing held on June 14, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses. A resolution of Council when dealing with the rezoning restricted the site coverage to 35%.

The development as proposed would have a site coverage of 43.42%. The number of residential units proposed is 40 although up to a maximum of 42 could be permitted. The minimum parking requirement is 1½ parking spaces per unit. This development proposes two spaces per unit, including a parking facility for recreational vehicles, all of which are included in site coverage calculations. The development is basically a patio house, 1-storey design which tends to cover more site area because of its low height. The developers advise that they believe it is important to the development to provide the additional parking spaces.

The Director of Planning, after receiving advice from the Urban Design Panel, has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 44% in lieu of the previously approved 35%.

The Director of Planning recommends that Council amend its previous resolution of June 24, 1976, to permit a site coverage of 44% in lieu of 35%."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

### INFORMATION

#### 2. Leonardo da Vinci at Pier B/C

The City Manager reports as follows:

"On March 13, 1979, Council heard a delegation advocating that the City acquire the above ship as a component of the proposed Trade/Convention Centre, to provide

- a 500-room "hotel"
- kitchen facilities to supply the convention centre
- public rooms, pools and a theatre for auxiliary convention activities.

Clause 2 continued

Council also was provided with a brief by the delegation and a commentary on the proposal by Doug Sutcliffe. Council asked the City Manager to investigate the proposal further. Consequently, I sent copies of the brief to all the principal participants in the proposed development, and now have evaluations from the following:

- 1) Doug Sutcliffe, Task Force Chairman
- 2) R. J. Spaxman, Director of Planning
- 3) W. H. Curtis, City Engineer
- 4) M. Egan, Director of Social Planning
- 5) P. D. Leckie, Director of Finance
- 6) Fred Spoke, Port Manager, National Harbours Board
- 7) Don Murray, Regional Manager, Marathon
- 8) Gordon Shrum, representative of Province of B.C. (verbal)
- 9) Gordon Selman, representative of Board of Trade.

Marathon have also asked CP Hotels if they have any interest in the proposal but heard nothing from them.

The comments received can be summarized as follows. (Numbers following comments indicate the authors, as listed above):

Negative

- a) There is not room at the pier for both the Leonardo da Vinci and the cruise ships visiting in the peak season (1, 2, 3, 6, 8)
- b) As a hotel, a cruise ship is not very satisfactory: staterooms are cramped, too labour-intensive (2, 5, 7, 8, 9)
- c) Depreciation and operating and maintenance costs are higher than in a normal hotel (2, 8, 9)
- d) Large exhibition hall must be closely integrated with lounges and small meeting rooms -- not practical if these are in a ship (1, 2)
- e) Hotel had been expected to cost-share decking and other common facilities and help pay for termination of CP lease of pier. It is doubtful if such a large contribution would be forthcoming from the ship (1, 3, 7)
- f) The venture could well turn out to be a financial disaster -- such as Long Beach's "white whale" (4, 5, 8, 9)
- g) The City should not get involved financially with any hotel, floating or otherwise (2)
- h) Ship would add bulk to the pier and would severely block view from the convention centre (2)
- i) Parking, servicing and access requirements will be same as normal hotel and may be more difficult to meet (3)
- j) Ship's kitchens may not be able to service the centre efficiently (2)
- k) Cruise ships are not a novelty to Vancouver and this is unlikely to be an additional great attraction (4)
- l) The development should stimulate significant investment and construction within the City. Substituting a ship brought from another country for a hotel would not serve that purpose (9)
- m) Costs of renovations have been grossly underestimated and could well be millions of dollars (5).

Positive

- n) No hotel tower to obstruct the view -- ship would be attractive to look at (2, 3)
- o) The ship could be a short-term temporary solution if Marathon is unable or unwilling to commit themselves to a hotel for some years (2).

Manager's Report, March 30, 1979 . . . . (BUILDING: A-4 - 3)

Clause 2 continued

Conclusion

The off-the-cuff statements from all the participants are not a substitute for a professional feasibility analysis. However, such an analysis takes time and money, and in view of the overwhelmingly negative reaction of all parties involved in the project, I can not recommend proceeding further.

If the ship were to be berthed here, the costs of acquisition, operation, maintenance, servicing, providing access and parking, etc. should be entirely funded privately, and some arrangement should be made to provide fees in lieu of taxes.

Even if they were willing to do all this, the promoters would face the problem of persuading the NHB to allocate space to them, and their consent seems to be highly improbable.

The above is submitted for Council's INFORMATION."

RECOMMENDATION

3. Zoning in that Portion of the Mt. Pleasant N.I.P. Triangle Located West of Guelph Street

The Director of Planning reports as follows:

" PURPOSE OF REPORT

On September 28, 1976 City Council approved the Mt. Pleasant N.I.P. Concept Plan which contains both N.I.P. capital projects and land use goals and policies. For each land use policy, Council instructed the Director of Planning to undertake further study and report back on implementation.

Immediately following approval of the Concept Plan in 1976 highest priority was given to implementing N.I.P. capital projects before inflation reduced the actual value and to ensure early visible improvements in the community. Commencing in 1978 detailed study of the Concept Plan land use policies was undertaken.

The purpose of this report is to review the following land use policy contained in the N.I.P. Concept Plan:

'Rezone that portion of the Mt. Pleasant N.I.P. area lying between Guelph and Pr. Edward Streets from RM-3(A) (apartment) to RM-1 (townhouse) or RT-2 (one/two family).'

Additionally, the zoning of three adjacent C-2 (commercial) blocks is considered in this report because some interest in rezoning one or more of these blocks to residential has been expressed by the owner of one block and by local residents.

DESCRIPTION OF AREA

The study area is situated in the northwest corner of the Mt. Pleasant N.I.P. Triangle. It is bounded by Guelph St., the lane south of Broadway, the lane east of Kingsway and 12th Avenue (refer to Map, Appendix A). It is comprised of four RM-3A and three C-2 block-faces. Two of the RM-3A blocks are developed with houses that appear to be in fair to good physical condition and two with apartment buildings containing a total of 90 units constructed in 1977. Two of the three C-2 zoned blocks are not yet developed: one is used as required parking for the Biltmore Hotel and one is vacant. The remaining C-2 block is largely developed with the B.C. Telephone Co. Trinity Exchange.

In total, 13 single family houses, 2 duplexes and 1 multiple conversion dwelling are located in the study area. Under the present zoning these houses could be demolished and redeveloped with roughly 120 apartment units. Up to 175,000 sq.ft. of commercial space could be built on the undeveloped C-2 zoned land. If the C-2 land were rezoned to RM a further 120 apartment units could be built bringing the 4 sq.block study area's potential for new apartments to 240 units.

Clause 3 continued

The lands to the east and southeast are zoned RT-2 and are developed with one/two family houses and multiple conversion dwellings. These lands are part of the Mt. Pleasant N.I.P. Triangle. To the north and west is C-3A and C-2 zoned land. The most significant land uses are Kingsgate Shopping Mall (S.E. corner Broadway/Kingsway) and the Biltmore Hotel (N.E. corner 12th Ave./Kingsway).

BACKGROUND:

At the time the subject land use policy in the Mt. Pleasant N.I.P. Concept Plan was formulated, the study area was zoned RM-3 (high rise apartment) and C-2. The RM-3 blocks and other apartment zoned land in Vancouver were rezoned to RM-3A (lowrise) in September, 1976.

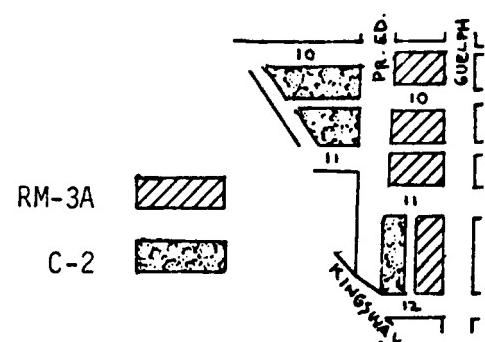
The aim of the subject land use policy as stated in the Concept Plan is to discourage land speculation and deteriorating properties on the RM-3A blocks and in the immediately adjacent single family/duplex/conversion zone east of Guelph St. The incidence of absentee ownership, multiple conversion dwellings and deteriorating properties in the N.I.P. Triangle is concentrated in the N.W. corner in and adjacent to the study area. The goal of stability of residential land use and density in the N.I.P. area would not be achieved if houses continued to deteriorate and there was no firm policy on new development. Also, the zoning policy was intended to meet the N.I.P. goal of encouraging and upgrading family-oriented accommodation.

ANALYSIS:

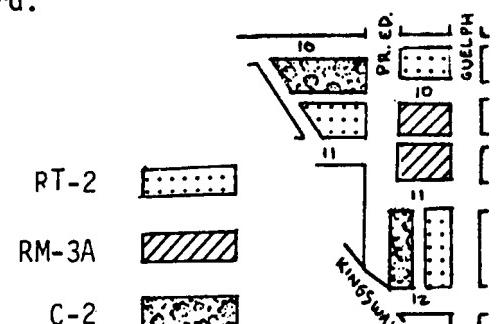
The City Planning Department, together with affected property owners and the Mt. Pleasant Citizens' N.I.P. Committee, investigated four main zoning options for the study area. They are:

(a) Maintain the existing zoning in the study area (RM-3A and C-2).

This alternative is supported by the majority of property owners in the study area. They do not want the zoning changed because it could adversely affect their economic position and because they believe the close proximity to shopping and buses is advantageous for seniors and office workers who would occupy the apartment units. The owner of one C-2 zoned block, presently vacant, is interested in rezoning the block to RM. He feels this would make the land more marketable. A formal rezoning application has not been filed.



Under the present zoning, future development in the study area would likely be 3 storey apartment. This would produce a sharp contrast with existing houses in the adjacent RT-2 zone east of Guelph Street and might increase pressure to extend the apartment zone eastward.

(b) Rezone the RM-3A blocks developed with houses to RT-2 to bring the zoning in line with current land use. One or more C-2 zoned blocks might also be rezoned to residential.  
Maintain the existing zoning on the two RM-3A blocks developed with new apartments and on the C-2 zoned block largely developed with the B.C. Telephone Trinity Exchange.

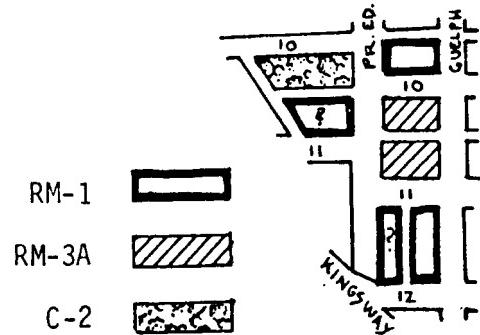
This would bring the zoning in line with current land use and help ensure compatibility of design and scale throughout the western portion of the N.I.P. Triangle. It would also encourage maintenance and rehabilitation of the existing housing stock - a major goal of N.I.P. and R.R.A.P.

Manager's Report, March 30, 1979 . . . . (BUILDING: A-4 - 5)

Clause 3 continued

Based on B.C. Assessment Authority data showing assessed market value, and assuming land in the study area continues to be in demand, it is calculated that rezoning from RM-3A to RT-2 could lower land values by 20 to 25%. Homeowners' taxes and street curbing costs would also be less. (Note: buildings were excluded from the calculations due to their variable size, quality and condition).

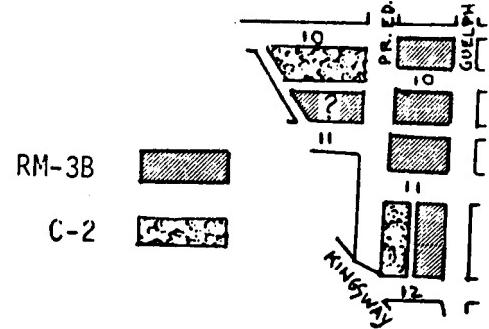
- (c) Rezone the RM-3A blocks developed with houses and possibly some C-2 land to RM-1 (townhouses and small apartments). Maintain the existing zoning on the remaining blocks.



The RM-1 schedule does not permit new duplexes on sites less than 7,200 sq.ft. nor does it allow multiple conversion dwellings. This could serve to escalate demolition and redevelopment to townhouses or small apartment buildings. RM-1 would encourage ground-oriented accommodation in new development (townhouses).

Rezoning from RM-3A to RM-1 would have less adverse effect on land values than rezoning to RT-2.

- (d) Rezone the RM-3A blocks and possibly some C-2 land to RM-3B to ensure that new apartment development in the study area is better designed and more family-oriented than buildings constructed under the RM-3A schedule.



The Citizens' N.I.P. Committee favours this zoning alternative. Some measure of design control and scale is achieved for apartments built under RM-3B (Kitsilano apartment schedule). RM-3B would ensure that new apartment development contains a minimum of 20% two bedroom units and usable on-site open space is provided. Also townhouses and infill housing are permitted uses.

Based on experience in the Kitsilano RM-3B zone land values would not be adversely affected by rezoning from RM-3A to RM-3B. RM-3B may lead to increased rents.

Some property owners in the study area have indicated they oppose RM-3B on the grounds it imposes greater restrictions over new development.

CONCLUSIONS AND RECOMMENDATIONS:

A dichotomy is evident from this study. On the one hand are the N.I.P. community goals to stabilize existing land uses and encourage family-oriented housing. In opposition to this are the majority of property owners in the study area who want the zoning left as apartment to maintain current land values and because they believe the proximity to shopping and transit makes the area desirable for apartments.

Clause 3 continued

It is important to note that under the existing zoning a maximum of 2 additional block-faces can be redeveloped to apartment - 14 houses would be replaced by 120 apartment units. This would not have such detrimental impact on the N.I.P. area in terms of loss of family-oriented housing that it warrants recommending rezoning against the property owner's wishes. Also, this is not a situation where rezoning to stabilize land uses is required to obtain N.I.P. and R.R.A.P. funds for the study area as was the case in Kiwassa.

The advantages of RM-3B over RM-3A are not considered so great as to justify rezoning the relatively small (4 sq. block) study area. Similarly, RM-1 would not be an improvement over RM-3A because it does not allow duplexes on sites less than 7,200 sq.ft. nor does it permit conversion dwellings.

RT-2 would have significant adverse effect on current land values. In light of this and because sufficiently compelling reasons to rezone do not exist, RT-2 is now considered an unacceptable zoning option for the study area.

To the east of the study area is the RT-2 zone of the N.I.P. Triangle. It is desirable that stability of existing land uses be maintained for this area. One way to do so is to reaffirm the present one/two family, multiple conversion character by not permitting RM/apartment development to extend east of Guelph St.

The Director of Planning therefore recommends:

- A. THAT the zoning for the study area remain unchanged, unless one or more owners file a rezoning application in which case the application will be considered on its merits.
- B. THAT Council reaffirm its intent to stabilize existing land uses and neighbourhood character in the Rt-2 zone of the N.I.P. Triangle by discouraging rezoning applications east of Guelph Street in the Mt. Pleasant N.I.P. Triangle.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S).....

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MANAGER'S REPORT, MARCH 30, 1979 . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. 60 East 5th Avenue; 45 East 6th Avenue;  
73 East 6th Avenue - Modern Auto Plating Ltd.

Complaints are being received with respect to the operation of the business of the above premises.

The Director of Permits and Licenses reports as follows:

"Modern Auto Plating Ltd. are the registered owners of the above three properties. Development and Building Permits have been issued over the years with respect to the buildings on these properties. The Development Permit for 60 East 5th Avenue required that parking be provided on the roof of the first storey. Inspection, however, found that the entire parking area and the ramp leading to the parking, along with the roof of the 1st storey of the building covered with automobile bumpers.

73 East 6th Avenue has both Development and Building Permits for the construction of a two storey plus cellar warehouse building with the 2nd floor being used for accessory offices. Inspection of this site found that the parking and loading areas were covered with automobile bumpers.

Charges were laid with respect to both properties. Guilty pleas were entered and a minimal fine of \$50.00 was levied by the Judge.

On October 24, 1978, Development Permit Nos. 80709 and 80710 were issued to construct a 2nd storey addition to 60 East 5th Avenue with the required parking for the development being provided at 45 East 6th Avenue. The Development Permit for 45 East 6th Avenue included the demolition of the existing building on the site.

Inspections of all properties reveal that automobile bumpers are still stored on the parking and loading ramps at 60 East 5th Avenue and at 73 East 6th Avenue. Both the front and rear yards of 45 East 6th Avenue are piled with bumpers, in some cases to six feet in height.

The Solicitor and the Director of the company, Mr. Rasman have been contacted by this Department with Mr. Rasman maintaining that the addition to 60 East 5th Avenue will be completed within a two months' period of time. He stated that all the bumpers will be removed when the addition is complete but in the meantime it would be too costly to remove the automobile bumpers from the three sites involved.

It is very evident that proceedings through the Provincial Court is an insufficient deterrent to have this company comply with City By-laws. It is therefore, recommended that Modern Auto Plating Ltd. be requested to show cause why their license should not be suspended."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

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FOR COUNCIL ACTION SEE PAGE(S).....

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (FIRE: A6-1)

FIRE & TRAFFIC MATTERS

INFORMATION:

1. Disposition of Fire Alarm Street Box System

The City Engineer and Fire Chief report as follows:

"The City of Vancouver has provided a fire alarm street box system for the protection of its residents who lacked access to telephones and to relay internal fire and intruder alarms from government buildings directly to the Fire Department.

With the wide distribution of telephones the value of the street boxes has diminished while remaining a major source of malicious false alarms. In 1978 the fire defences of the City of Vancouver were surveyed by the Insurer's Advisory Organization to determine the City's insurance rating. As part of the survey we learned that the existence of the street boxes had no effect on the insurance rating. Because of the false alarms and substantial maintenance cost it has been decided to eliminate fire alarm street boxes. Funds for the removal of the boxes are available in the 1979 revenue budget.

The monitoring of internal alarms in government buildings will continue. The Vancouver School Board along with the few other customers have agreed to pay the full operating and maintenance costs for that portion of the street box system associated with the monitoring of internal alarms."

The City Manager submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 579

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Mortgages of Leases of Strata Lots in False Creek

The Development Consultant reports as follows:

"The Mortgage Insurance Company of Canada (MICC) has received applications for mortgage loan insurance policies from conventional lenders (Mortgagees) in connection with mortgages of model strata lot leases in certain developments constructed by Frank Stanzl Construction Ltd. and by H. Haebler Co. Ltd. in False Creek. Under the terms of the MICC insurance policy, MICC in the event of default will be obligated to pay out to the Mortgagee a sum equal to the amount secured by its mortgage including sums paid to protect its security on the Mortgagee, completing its foreclosure action, and conveying its interest in the property to MICC.

The purpose of this report is to recommend an agreement between the City, MICC and the Mortgagee on the terms hereinafter set forth which MICC requires for its protection.

Background

Mortgages for the privately owned condominiums in False Creek are now insured under the N.H.A. through CMHC who have a maximum for insurance purposes of approximately \$61,000 including land.

The sales are, therefore, limited to those people who have equity at least equal to the difference between the purchase price and these maximum mortgages.

We are now finding that this limit is insufficient for current buyer needs.

The financial institutions are prepared to issue "high ratio mortgages" to a value greater than \$61,000 but they require mortgage insurance from MICC. MICC is prepared to insure such mortgages but have asked for certain protections with respect to the model strata lot leases held by the City of Vancouver.

Proposed Agreement with MICC and the Mortgagee

The Director of Legal Services has agreed that if an agreement is to be made between the City, MICC and the Mortgagee, the following clauses are satisfactory:

1. That upon MICC reassigning the lease to a purchaser, MICC's personal covenant to the City shall terminate with respect to defaults occurring after such reassignment, but, without prejudice to continuing liability for breaches, if any, prior to such reassignment.
2. That the Mortgagee be given notices of default and rights which the lessor is required to give a Mortgagee under the Article headed "Defaults by Lessee" of the model strata lot lease.
3. That the City upon not less than thirty (30) days' prior notice by the Mortgagee deliver to the Mortgagee a statement in writing in respect of the lease as provided in paragraph 4 of the tripartite agreements presently entered into between the City and the Bank of Montreal.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (FINANCE: A7-2)

Clause No. 1 cont'd

4. That the City give MICC and the Mortgagee not less than fourteen (14) days' prior written notice before (a) accepting a surrender of all or part of the lease; and (b) agreeing to any modifications or amendments to the lease;

subject to an agreement satisfactory to the parties.

MICC have also requested another clause in place of number 4 above to the effect that there will be no amendments to or surrender of the model strata lot leases without the prior consent of MICC for the duration of their insurance coverage.

A request was made on behalf of the City that such amendments be limited only to those of a character which would either detract from the value of the security or would increase the obligation of the lessee. MICC was not prepared to accept this qualification.

The Director of Legal Services has advised that he would want direction from Council before agreeing to such a condition.

The False Creek Development Consultant is concerned that a slow-down in sales activities of market units in both Phase 1 and Phase 2 which I believe would result if the MICC is not obtainable, and would have an adverse effect on the residential development on the City owned lands in Area 6 and Area 10 B. There are currently 14 sales awaiting MICC commitment in Phase 1 and a number of the remaining Phase 1 and a major proportion of the 47 market units in Phase 2 which depend upon the larger mortgage.

Recommendations

The False Creek Development Consultant recommends that:

1. Council authorize the Director of Legal Services to enter into an agreement with the Mortgagee and MICC covering the following points:
  - (a) That upon MICC reassigning the lease to a purchaser, MICC'S personal covenant to the City shall terminate with respect to defaults occurring after such reassignment, but, without prejudice to continuing liability for breaches, if any, prior to such reassignment.
  - (b) That the Mortgagee be given notices of default and rights which the lessor is required to give to a Mortgagee under the Article headed, "Default by Lessee" in the model strata lot leases.
  - (c) That the City upon not less than thirty (30) days' prior notice by the Mortgagee deliver to the Mortgagee a statement in writing in respect of the lease as provided in paragraph 4 of the tripartite agreements presently entered into between the City and the Bank of Montreal.
  - (d) That no amendments to or surrender of, the model strata lot leases will be made without the prior consent of the Mortgagee and MICC.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (FINANCE: A7-3)

Clause No. 1 cont'd

2. The above agreement to be drawn up to the satisfaction of the Director of Legal Services.
3. The above agreement shall apply to the following ground leases:
  - a) Between the City and H. Haebler Co. Ltd.  
- Lot 46 False Creek Plan 17420 dated 1st October, 1978.
  - b) Between the City and Frank Stanzl Construction Ltd.  
- Air Space Parcels 1 and 3 of Lot 39 False Creek  
Air Space Plan 4 dated 1st July, 1976.  
- Air Space Parcels 1 and 2 of Lot 7 False Creek  
Air Space Plan 6 dated 1st October, 1976.  
- VR 419 Plan 16003 False Creek (Old Lot 9)  
- VR 514 Plan 16003 False Creek (Old Lot 25)"

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

2. Health Department - Downtown Community Health Services Bank Account

The Director of Finance reports as follows:

"The City Health Department is taking over administrative responsibility for the Downtown Community Health Services as authorized by City Council, March 13, 1979.

Part of that service is the operation of the food store which will require an Imprest Fund chequing bank account for the purchase of food stuffs. Storage space for stock is limited and stock purchases are made on a twice a week basis in small quantities requiring immediate payment.

Authority is hereby requested to open a chequing bank account at a branch of the City's Banker's with authority for the Director of Finance to assign signatories to the account as required from time to time.

It is recommended that the above authority be granted."

The City Manager RECOMMENDS approval of the above recommendations.

## MANAGER'S REPORT, MARCH 30, 1979 . . . . (FINANCE: A7-4)

3. International City Management Association Task Force - Participation By The Manager Of Economic Development Office

The Director of Finance and the Manager of Economic Development Office report as follows:

"BACKGROUND"

The International City Management Association (ICMA), with the financial assistance of the German-Marshall Foundation and the Hethering Foundation, is sponsoring a North American task force to make a two-week intensive study of innovations in European cities.

The task force will consist of nine representatives from medium-sized North American cities plus two senior North American businessmen. While this appears to be an annual event, the task force is of particular interest this year. It features a visit to six cities - three in Germany and three in France - to study examples of public sector/private sector cooperation in economic development. The cities (Grenoble, Lyons, Paris, Munich, and two other German cities) have been chosen because they contain successful examples of public sector/private sector joint ventures for economic development, coalitions for urban revitalization, and joint programs for attracting industry.

PARTICIPATION OF THE MANAGER OF ECONOMIC DEVELOPMENT OFFICE

The Manager of Economic Development for the City of Vancouver has been invited to participate by the ICMA Selection Committee in Washington, D. C. We believe he would be the sole Canadian on the task force. The invitation to participate arose out of the Economic Development Office's earlier enquiries of the ICMA for information on innovative approaches to economic development.

COST TO THE CITY OF VANCOUVER

The costs to the participating cities consist of a \$800.00 participant's fee plus the difference in return air fares between New York to Lyons (Munich) and the point of departure - Lyons (Munich). The difference in air fares for Vancouver will probably be in the order of \$150.00. Thus, it is expected that the total cost to the City will be under \$1,000.00.

The costs would be allocated to Account Code Number 7090-929.

BENEFITS TO THE CITY OF VANCOUVER

As indicated earlier, the Manager of Economic Development Office has already begun studying innovative approaches to economic development. The task force will be an "intensive" effort that should reveal a number of new approaches. Those new approaches might be considered by the City of Vancouver as it endeavours to rehabilitate older industrial areas, revitalize the waterfront, strengthen the central business district, and improve the number and quality of

MANAGER'S REPORT, MARCH 30, 1979 . . . . (FINANCE: A7-5)

Clause No. 3 cont'd

employment opportunities. In particular, it will provide a new perspective since most of the literature available in Canada deals only with North American innovations.

Participation in the task force will require the preparation of a report for the ICMA by all the participants. The report prepared by the Manager of Economic Development will be available to the City of Vancouver.

CONCLUSIONS

The ICMA's 1979 task force study program is particularly timely with regard to the City of Vancouver's desire to strengthen the Vancouver economy. Participation by the Manager of Economic Development would be beneficial to the City.

The costs to the City of Vancouver are very reasonable.

RECOMMENDATIONS

The Director of Finance and the Manager of Economic Development recommend that the Manager of Economic Development be authorized to participate in the ICMA 1979 task force as outlined above."

RECOMMENDATION OF THE CITY MANAGER

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Manager of Economic Development.

4. Investment Matters (Various Funds) February 1979

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of February 1979.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Feb. 1	Bank of British Columbia	Aug. 23/79	\$ 2,125,359.45	\$ 2,000,000.00	203	11.27
1	Bank of British Columbia	Aug. 31/79	2,130,299.73	2,000,000.00	211	11.27
1	Bank of British Columbia	May 23/79	2,068,363.84	2,000,000.00	111	11.24
1	Bank of British Columbia	June 15/79	3,123,904.11	3,000,000.00	134	11.25
1	Bank of British Columbia	Aug. 15/79	3,180,789.04	3,000,000.00	195	11.28
2	Bank of Montreal	Aug. 1/79	4,216,000.00	4,000,000.00	180	10.95
2	Banque Canadienne Nationale	Feb. 15/79	2,007,657.53	2,000,000.00	13	10.75
2	Banque Canadienne Nationale	Feb. 23/79	2,012,715.07	2,000,000.00	21	11.05

## MANAGER'S REPORT, MARCH 30, 1979 . . . . (FINANCE: A7-6)

Clause No. 4 cont'd

2	Banque Canadienne Nationale	Feb. 28/79	2,015,770.96	2,000,000.00	26	11.07
2	Banque Canadienne Nationale	Mar. 30/79	1,525,775.34	1,500,000.00	56	11.20
2	Banque Canadienne Nationale	Apr. 12/79	2,042,458.63	2,000,000.00	69	11.23
2	Banque Canadienne Nationale	Apr. 23/79	2,049,358.90	2,000,000.00	80	11.26
2	Banque Canadienne Nationale	May 1/79	1,027,195.62	1,000,000.00	88	11.28
2	Bank of Montreal	Feb. 6/79	2,001,753.42	2,000,000.00	4	8.00
2	Bank of Montreal	Feb. 6/79	2,001,534.25	2,000,000.00	4	7.00
5	Bank of Montreal	Feb. 19/79	500,000.00	497,945.00	14	10.75
5	Banque Canadienne Nationale	Feb. 15/79	501,438.36	500,000.00	10	10.50
5	Banque Canadienne Nationale	Mar. 1/79	1,510,928.22	1,500,000.00	24	11.08
5	Banque Canadienne Nationale	Mar. 2/79	1,007,589.04	1,000,000.00	25	11.08
5	Banque Canadienne Nationale	Mar. 16/79	1,517,838.49	1,500,000.00	39	11.13
5	Banque Canadienne Nationale	Mar. 19/79	1,012,807.12	1,000,000.00	42	11.13
6	Banque Canadienne Nationale	Feb. 13/79	1,502,991.78	1,500,000.00	7	10.40
6	Banque Canadienne Nationale	Apr. 2/79	1,016,650.68	1,000,000.00	55	11.05
6	Banque Canadienne Nationale	Apr. 17/79	1,021,287.67	1,000,000.00	70	11.10
6	Bank of Montreal	Feb. 7/79	2,000,328.77	2,000,000.00	1	6.00
6	Toronto Dominion Bank	Mar. 5/79	500,000.00	496,035.00	27	10.80
			45,620,796.02	44,493,980.00		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
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Chartered Bank Deposit Receipts and Government Notes - Forward

Feb.	6	Canadian Imperial Bank of Commerce	Feb. 28/79	1,000,000.00	993,530.00	22	10.80
6	Mercantile Bank of Canada	Feb. 7/79	3,500,000.00	3,498,897.50	1	11.50	
6	Mercantile Bank of Canada	May 16/79	1,000,000.00	970,773.10	99	11.10	
7	Mercantile Bank of Canada	Feb. 8/79	500,000.00	499,850.00	1	11.00	
7	Toronto Dominion Bank	Mar. 1/79	2,013,055.34	2,000,000.00	22	10.83	
7	Royal Bank of Canada	May 2/79	1,025,499.18	1,000,000.00	84	11.08	
7	Royal Bank of Canada	May 15/79	2,058,997.26	2,000,000.00	97	11.10	
7	Royal Bank of Canada	May 28/79	1,033,452.05	1,000,000.00	110	11.10	
7	Bank of Montreal	Feb. 8/79	2,000,301.37	2,000,000.00	1	5.50	
8	Mercantile Bank of Canada	Feb. 9/79	2,000,000.00	1,999,363.21	1	11.625	
8	Bank of Nova Scotia	July 31/79	1,052,136.99	1,000,000.00	173	11.00	
8	Royal Bank of Canada	June 1/79	1,034,209.59	1,000,000.00	113	11.05	
13	Toronto Dominion Bank	Feb. 28/79	1,000,000.00	995,560.00	15	10.85	
13	Bank of Montreal	June 1/79	1,032,903.01	1,000,000.00	108	11.12	
15	Vancouver City Savings Credit Union	Feb. 28/79	501,905.48	500,000.00	13	10.70	
15	Vancouver City Savings Credit Union	Aug. 15/79	1,054,547.95	1,000,000.00	181	11.00	
16	Bank of Nova Scotia	Feb. 20/79	750,657.53	750,000.00	4	8.00	
28	Bank of Nova Scotia	July 31/79	2,092,638.36	2,000,000.00	153	11.05	
28	Bank of Nova Scotia	Aug. 1/79	1,046,621.92	1,000,000.00	154	11.05	
28	Bank of Montreal	Mar. 8/79	993,064.13	990,838.14	8	10.25	
			72,310,786.18	70,692,791.95			

## MANAGER'S REPORT, MARCH 30, 1979 . . . . (FINANCE: A7-7)

Clause No. 4 cont'd2. CEMETERY CARE FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Yield %</u>
<u>Debentures</u>							
Feb. 8	City of Vancouver 6.0%	June 15/80	1,000.00	94.44	944.40	1/4	10.5
23	City of Vancouver 10.0%	Dec. 16/94	25,000.00	96.50	24,125.00	15/9	10.4
			26,000.00		25,069.40		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts and Government Notes	\$ 89,485,558.51	\$ 86,457,646.24"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Additional Physiotherapist for Home Care Program

The Acting Medical Health Officer reports as follows:

"In a letter dated January 29, 1979, the Ministry of Health, Province of British Columbia has authorized the establishment of an additional physiotherapist for the Home Care Program. This additional physiotherapist will enable the senior physiotherapist to focus on her responsibilities for supervision and consultation.

<u>Costs</u>	<u>Mid-March Dec. 1979</u>	<u>Annual Recurring</u>
Physiotherapist I @ \$1,525/month (1979 rates)	\$14,488	\$18,300
Fringe benefits	1,811	2,288
Auto allowance	950	1,200
Single Pedestal desk and swivel tilter arm chair	325	--
Administration and overhead (based on 3% of salaries and fringe benefits)	499	618
	\$18,073	\$22,406

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Clause No. 5 cont'd

All costs of this additional position will be assumed by the Provincial Government.

The Director of Personnel Services concurs with the establishment and classification of this position and is reviewing the classifications of other physiotherapy staff. A copy of this report has been forwarded to the V.M.R.E.U. for information.

The Acting Medical Health Officer recommends that Council authorize the establishment of an additional physiotherapist for the Home Care Program, effective March 12, 1979."

The City Manager RECOMMENDS that the Recommendation of the Acting Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 580

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - Overhead Pedestrian Walkway

The Supervisor of Properties reports as follows:

"City Council on February 24, 1976, approved the construction of a pedestrian bridge across Richards Street approximately 30 feet south of Cordova Street, between the old Eaton's building and the old Eaton's Parkade. This overpass replaced the existing bridge that also connected the two buildings.

The rental was set at \$3,850. per annum from May 1, 1976, with a rental review every two and one half years, the first one being November 1, 1978.

Following negotiations the lessee has agreed to a rental increase to \$4,320. per annum from November 1, 1978. The Supervisor of Properties is of the opinion that this rent represents fair market rental and recommends that effective November 1, 1978, the rental for use of the air space above Richards Street for a pedestrian walkway be increased to \$4,320. per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of City-owned Lot "B" adjoining  
1599 West 4th Avenue

The Supervisor of Properties reports as follows:

"City-owned Lot "B" of Lots 39 and 40, Block 240, D.L. 526, Plan 9728 was acquired for Granville Bridge purposes and is under the 4th Avenue ramp. The site is leased to the owner of adjoining Lot "A", 1599 West 4th Avenue under a 30-year lease commencing December 1, 1957. The purpose of the lease is to provide required loading and parking space for the building on Lot "A" as necessary under the original Development Permit. The lease provides for a rental review every five (5) years. The monthly gross rental for 1977 was \$76.43 which has escalated because of increased taxes to \$103.86 in 1978.

The Properties Division proceeded with a rental review prior to December 1, 1977, to establish the rental rate for the following five years.

The tenant, Mr. Emerson C. Short, had not paid any increased rental above the 1977 rate and would not quote any increased amount that he would be willing to pay. Therefore, the Properties Division and Mr. Short have been unable to agree on a new rental. However, Mr. Short has now paid his account plus taxes up to date and has agreed to pay the existing base rate plus taxes until the next review date.

It is noted that the increased taxes have escalated the total rental to a gross rental amount acceptable in relation to the estimated fair market rental for the use the land is restricted to.

In view of the foregoing, the Supervisor of Properties recommends that commencing December 1, 1977, the rental be the existing base rate plus taxes (\$103.86 per month in 1978) for the period December 1, 1977 to November 30, 1982."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 2)

3. Land Lease Agreement - Chinese Cultural Centre

The Director of Legal Services and the Supervisor of Properties report as follows:

"On June 27, 1978, Council dealt with aspects of the land lease arrangements for the Chinese Cultural Centre and as a result the following recommendations were approved:

- '(a) That the land under the buildings only be leased for 60 years;
- (b) That portion of the land used for cultural activities be leased at \$1.00 per year nominal rent;
- (c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.'

Negotiations were carried out with the Chinese Cultural Centre representatives and in accordance with their preference, agreement was reached that the lease rental would be based upon 11% of the gross rental income earned from the commercial tenants.

The rentals from commercial tenants will probably be phased in over a two year period and the Centre hopes to use profits from the rentals to the commercial tenants in order to help pay for the cultural activities of the Centre, thereby possibly reducing the need to ask Council for future operating grants.

It is also proposed that after the commercial facility has been in operation for two (2) years, the rental basis to be reviewed and set by mutual agreement in light of the experience gained.

In view of the foregoing, it was recommended and approved by Council on December 12, 1978 that:

- 'A. City Council rescind the previous motion to base the rental on the market rental of the land used for commercial purposes as if vacant land.
- B. City Council approve in principle these proposed lease arrangements and that a lease document be drawn up on the foregoing basis to the satisfaction of the Director of Legal Services and the Supervisor of Properties.'

The Chinese Cultural Centre applied for a development permit and one of the requirements of Development Permit #80758 is the provision of one (1) loading bay and nine (9) parking stalls. The Law Department are of the opinion that Clause (a):

'That the land under the buildings only be leased for 60 years'

does not give your officials the necessary authority to enter into a lease for the required parking stalls, loading bay and garbage storage area.

As the Cultural Centre does not have the necessary funds at this time to build the complete project, they intend to build in stages. As the stages proceed, it is likely the required parking will be relocated to other areas on the site and as the latter stages proceed, be relocated underground or to another site nearby. As the various stages proceed, the lease agreement will have to be amended by substituting plans showing the new buildings, loading bays, parking stalls, garbage storage area, etc.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 3)

Clause No. 3 cont'd:

It is therefore recommended that the Chinese Cultural Centre be granted a lease on the areas for the buildings, parking, loading bays, garbage storage and such other requirements as may be a condition of issuing the current or future Development Permit with the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties with power to amend as the future stages proceed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Supervisor of Properties be approved.

4. Request for Demolition of Englesea Lodge

The City Manager reports as follows:

On February 14, 1978 Council considered a report from its Planning Committee dealing with Englesea Lodge. The report stated that "Members of the Committee felt that Englesea Lodge should remain until 1980" and recommended:

"THAT the Council actions of March 12, 1974 and June 11, 1974 be reaffirmed and that the Supervisor of Properties be instructed to carry out the alterations of Englesea Lodge for compliance with the Fire By-law at an estimated cost of \$98,000 and retain the building until 1980."

Council approved that recommendation, but noted a letter from Park Commissioner Fraser suggesting retention only until the end of 1979.

In actual fact the City has spent only \$20,000 on the alterations and has continued to rent out the suites.

Park Board and City officials are now making preparations for the demolition in 1980 and are recommending:

- A) That as suites become vacant, they be locked and not re-rented.
- B) That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.
- C) That relocation assistance be provided to existing tenants as may be necessary; and
- D) That demolition be approved only after plans have been submitted by the Park Board indicating details of redevelopment of this site (in accordance with the provisions of the Zoning and Development By-law for demolition of residential rental accommodation).

The City Manager RECOMMENDS approval of the above recommendations.

5. Nanaimo Street Widening

The Supervisor of Properties and the City Engineer report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 16, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties on Nanaimo Street for road widening purposes.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 4)

Clause No. 5 cont'd:

Corner cut-offs are required by the City at Kingsway and Nanaimo Streets for turning radius and in this regard, negotiations have been concluded on two of the four (4) cut-offs required.

- (1) A portion of Lot 14, except south portion now road, filings 21090 and 16598, subdivision "B" of Lots 6, 7, and 8, D.L. 393, Plan 2201, is one of the affected properties of which 25 sq.ft. (2.32 m<sup>2</sup>) is required. Negotiations with the vendors, Gulf Canada Ltd., indicate that they are prepared to sell for the sum of \$1.00, in return, the City will relocate the existing Gulf sign to their property line which is estimated by Gulf to cost \$3,100.
- (2) A portion of Lot "A" of Lots 1 to 7 and 10 to 16, and of subdivision 1 of 3 and 4, Blocks 1 and 2, Block 11, D.L. 393, Plan 9141, 25 sq.ft. (2.32 m<sup>2</sup>) is required for a corner cut-off. Negotiations with the vendors, Eldorado Motor Hotel indicate that they are prepared to sell for the sum of \$50.00. The City in return is to leave the residual in a neat and tidy condition.

It is therefore recommended that:

- A. A portion of Lot 14, except south portion now road, filings 21090 and 16598, Subdivision "B" of Lots 6, 7, and 8, D.L. 393, Plan 2201 be acquired for the sum of \$1.00 plus the cost of relocating the existing sign.
- B. A portion of Lot "A" of Lots 1 to 7 and 10 to 16 and of subdivision 1 of 3 and 4, Blocks 1 and 2, Block 11, D.L. 393, Plan 9141 be acquired for the sum of \$50.00.

The net cost of these purchases will be charged to the Street Capital Funds Account #146-4008."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

**6. Sale of City-Owned Property -**  
Three (3) Lots - W/S 6200 Block Kirkland  
Two (2) Lots - S/E Corner 41st Ave. & Clarendon

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following properties on March 5th and 7th, 1979 and were opened in public at 9:30 a.m., Monday March 26, 1979.

It is therefore recommended that the following offers to purchase being the highest offers received and representative of current market value, be accepted and approved under the terms and conditions set down by Council.

Name	Legal and Approx. Size	Sale Price	Terms
Hilderbrand Const. Co.	Lots 94 & 96, N.E. $\frac{1}{4}$ 339 12.5 m X 32.765 m (41' X 107')	\$42,155. ea.	City Terms at 13%
Mr. & Mrs. S. Majzel	Lot 95, N.E. $\frac{1}{4}$ 339 12.5 m X 32.765 m (41' X 107')	\$44,300.	City Terms at 13%

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 5)

Clause No. 6 cont'd:

Mr. A.P. Barata	Lot E/3/721	\$45,500.	City Terms at 13%
	12.5 X 32.765 m (41' X 127')		
Elton Construction Co.	Lot F/3/721	\$44,000.	City Terms at 13%
	12.5 m X 38.755 m (41' X 127')		"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Lease of a portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive

The Supervisor of Properties reports as follows:

"A request has been received from Team Tube Ltd. to lease part of 1st Avenue under the Grandview Viaduct East of Vernon Drive, approximately 29.26 m (96 ft.) by 18.29 m (60 ft.), outlined red on Plan M/N LF 8979.

Following agreement from the City Engineer and subsequent negotiations, Team Tube Ltd. has agreed to lease this property for 1 year and 7 months, commencing February 1, 1979, with an option to renew for an additional three (3) years. The rental during the initial term to be \$265.00 per month gross, the rent to be subject to review upon expiry of the initial term.

It is therefore recommended that the Director of Legal Services be authorized to prepare a lease to Team Tube Ltd. reflecting the general terms set out in this report and the other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease. It is further recommended that the Engineer's costs of installing steel stanchions to protect the bridge drain pipes and sumps, estimated at \$150.00, be charged to account code 9407/162."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

8. The Dugout 58 "A" Alexander Street and 57 and 59 Powell Street

The Supervisor of Properties and Director of Social Planning report as follows:

"The Dugout at 58"A" Alexander Street and 57 and 59 Powell Street is a day centre for men and women of the Downtown Eastside operated by the First United Church. This facility occupies the main floor of a four storey building known as the Ferry Rooms, legally described as Lot 8, Block 2, D.L. 196, Plan 184.

Ownership of this building is now vested in the City of Vancouver Public Housing Corporation pursuant to a Council Resolution of July 25, 1978.

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (PROPERTIES: A9 - 6)

Clause No. 8 cont'd:

Under the lease with the former owners, United Housing Foundation, First United Church paid a monthly rental of \$250. for the Dugout and were also responsible for heat, light, scavenging and janitorial costs.

However, under the arrangements made with Central Mortgage and Housing Corporation, the mortgagee, the City of Vancouver Public Housing Corporation is obliged to lease these premises at market rent which the Supervisor of Properties has estimated at \$400.00 per month.

City Council on March 6, 1979 in considering a report of the Community Services Committee, dated February 22, 1979 approved a grant to the Dugout of \$14,485.00 but the Director of Social Planning states that the amount available for rent will not exceed \$3,000. per annum or \$250.00 per month.

The Director of Social Planning feels that the Dugout provides a necessary and needed service for Downtown Eastside residents and in the circumstances would request City Council to approve a monthly grant of \$150. for a period of one year from January 1, 1979 to make up the difference between the economic rent and the rent that First United Church are able to pay. This grant to be re-considered by the Standing Committee on Community Services in 1980 in assessing Community Services Grant requests.

If City Council approves this grant request, it is recommended that a lease be drawn between the City of Vancouver Public Housing Corporation and First United Church on the foregoing basis, such lease to be to the satisfaction of the Director of Legal Services, Director of Social Planning and the Supervisor of Properties."

The City Manager submits the foregoing report of the Director of Social Planning and the Supervisor of Properties for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 580/582

~~DISTINCTION~~

B

653

MANAGER'S REPORTDATE April 2, 1979

TO: Vancouver City Council

SUBJECT: Rezoning Application 3655 West 10th Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On December 12, 1978, Council approved Comprehensive Development District By-law No. 5226, which rezoned 3655 West 10th Avenue (Lot 12 Amd., Blk.55, D.L.540, Plan 229) from RS-1 to CD-1 for the purpose of using this single lot as a parking area in conjunction with the adjoining Gordon Import Autos Ltd. to the west.

One of the conditions contained within the by-law (attached as Appendix A) was that the applicant dedicate the northerly 3.048 m (10 feet) of the lot for future lane purposes. Mr. I. R. Gordon has indicated that Gordon Bros. are willing to undertake this dedication.

The City Engineer now indicates that he does not expect to build a lane here for many years and is quite prepared to lease the dedicated 3.048 m (10 feet) to Gordon Bros. The City Engineer is prepared, also, to permit filling to level Lot 12, subject to encroachment and bulkhead agreements which will require Gordon Bros. to remove the fill and bulkhead to his new property line if at some future date the lane is to be constructed.

However, Section 5 of CD-1 By-law No. 5226 requires that a 1.219 m (4 foot) setback for landscaping be provided from the northerly property line after the required dedication for lane purposes. Under the existing by-law, Gordon Bros. would not be able to make use of the leased 3.048 m (10 foot) dedication, and furthermore would have to setback 1.219 m (4 feet) from the new northerly property line.

If Council wishes to correct this situation in an expedient manner, the Director of Planning recommends the following actions:

- A. Schedule a Public Hearing for April 24th, 1979;
- B. Replace the customary 21 day courtesy notification to owners within two blocks, by a 2 week notification; and
- C. Direct the Director of Planning to prepare the enacting by-law prior to the April 24th Hearing.

The Director of Planning submits the foregoing recommendations for Council's consideration."

The City Manager RECOMMENDS approval of recommendations (A), (B) and (C).

FOR COUNCIL ACTION SEE PAGE(S).....

582

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

MARCH 15, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 15, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Little (Clauses 4 and 5)  
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Request for Endorsement of an Application to Health and Welfare Canada for a Research Project

In a letter to the Committee dated February 20, 1979, Ms. Linda McNutt and Mr. Bruce McNeill sought endorsement by the City of their application to the Summer Resources Fund of Health and Welfare Canada for financing of a study they propose to do on male prostitutes.

At its meeting on March 8, 1979, the Committee heard from the pair and deferred the matter for one week to allow Social Planner Renate Shearer to explain to Ms. McNutt and Mr. McNeill surveys which have already been undertaken in the City on this subject.

Ms. Shearer appeared before the Committee this date and explained that Ms. McNutt and Mr. McNeill, having heard that both the United Way and a community agency known as "T.R.A.C.Y." have undertaken studies of male prostitution, have decided to withdraw their application to the Federal fund and are proposing a different type of project.

Following discussion, it was

**RESOLVED**

THAT the verbal report of Social Planner Renate Shearer be received.

RECOMMENDATION

2. Liquor Permit Application - 1000 Taylor Street Development Permit Application No. 82724

The Committee had before it for consideration a Manager's report dated March 7, 1979, on the application of architect Herbert Challier for Development Permit Application No. 82724, in which the Director of Planning reported as follows:

"The above noted Development Permit Application has been filed to alter and use approximately 1,400 sq. ft. of the existing marina complex for an "F" Marine Public House.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
March 15, 1979

(I-2)

Clause No. 2 Continued

" This development is situated on the north shore of False Creek, immediately west of Connaught Bridge.

The Liquor Control and Licensing Act permits up to a maximum of 60 seats. The Director of Licensing, Liquor Control and Licensing Branch had indicated that the proposed licensed establishment should not exceed a maximum occupancy of 50 patrons. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of March 5, 1979, approved this application, subject to the matter of the new liquor outlet being referred to City Council through the Standing Committee on Community Services.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets. "

A representative of the Planning Department appeared before the Committee on this matter.

It was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 82724 to Herbert Challier, architect, to alter and use approximately 1,400 sq. ft. of the marina complex at 1000 Taylor Street for an "F" Marine Public House.

3. Liquor Permit Application - Granville Island Development Permit Application No. 83466

The Committee had before it for consideration a Manager's report dated March 8, 1979 (copy circulated) in which the Director of Planning, Police Department and the Engineering Department commented on the application of architects Downs-Archambault for Development Permit Application No. 83466 to use an area of the main floor of the building known as Lot 6-8, Johnston Street on Granville Island as a licensed lounge in conjunction with the Arts Club Theatre.

In the report, the Police and Engineering Departments expressed some concern over parking problems and congestion in the vicinity of Granville Island. However, the Development Permit Board had approved the application subject to it being referred to the Committee as it involves a new liquor outlet.

A representative of the Planning Department appeared before the Committee on this matter.

It was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 83466 to Downs-Archambault, architects, to use a portion of the main floor of the building on Lots 6-8 Johnston Street on Granville Island as a licensed lounge in conjunction with the Arts Club Theatre.

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
March 15, 1979

(I-3)

**4. Neighbourhood Pub Application**  
**43-44 Granville Island**

The Committee had before it for consideration a Manager's report dated February 22, 1979 (copy circulated) in which the Director of Permits and Licenses reported on an application to develop a neighbourhood pub in the former Arrow Transfer building on Granville Island.

In the report, the Director of Permits & Licenses commented that the site is suitable for a neighbourhood pub and the City Clerk, in the report, pointed out the location is somewhat unique in that there are no residential buildings on Granville Island and blocks cannot be clearly defined for Council's usual procedure of having a plebiscite conducted in a four block walking area of the proposed pub.

The City Clerk therefore put forward the following options:

- a) Carry out the normal plebiscite procedure restricted only to Granville Island commercial lessees and resident owners, or
- b) Arrange for a Public Meeting to obtain reactions from commercial lessees and resident owners on Granville Island, or
- c) Simply pass a motion advising the Provincial Liquor Control and Licensing Branch that Council has no objection to this neighbourhood pub.

Appearing before the Committee on this matter were the City Clerk, a representative of the Permits & Licenses Department, the applicant, and representatives of the Granville Island Trust.

The Committee felt the location is suitable for the proposed neighbourhood pub and the applicant advised the Committee the Granville Island Trust has designated the site for a neighbourhood pub which he hopes to open this Fall.

The Committee felt if a public meeting to obtain reactions from commercial lessees and resident owners were to be held, the Granville Island Trust should hold the meeting and report the results back to the Community Services Committee.

A spokesman for the Trust explained redevelopment of Granville Island is in process and there is a variety of long term, short term and pending leases; that the Trust, at this point, does not know who will be lessees on the Island in the future. The Trust spokesman said there are approximately twelve (12) long term lessees at present and the Committee felt these twelve should be canvassed for their reaction to the proposed neighbourhood pub.

Following discussion, it was

**RECOMMENDED**

THAT the Granville Island Trust be requested to canvass the twelve (12) long term lessees at Granville Island, determine their reactions to the proposal for the establishment of a neighbourhood pub in the former Arrow Transfer building on Granville Island and report the results to the Community Services Committee within one (1) month.

(Alderman Little wished to be recorded as opposed to Clauses 3 and 4.)

Continued . . .

Report to Council  
Standing Committee of Council on Community Services  
March 15, 1979

(I-4)

5. Language Support Services and  
Non-English Speaking People in Vancouver

The Committee had before it for consideration a Manager's report dated March 7, 1979 (copy circulated), a summary of a much larger booklet report entitled "Non-English Speaking People and Language Support Services in Vancouver" distributed earlier to Committee members.

In the report the Director of Social Planning reported on the number of non-English speaking people in Vancouver and the need for upgrading and expansion of language support services for these people and concluded with a series of recommendations aimed at increasing the availability of language training programs and language services.

John Jessup of the Social Planning Department appeared before the Committee on this matter and reviewed for the Committee the report, pointing out that between 1000-2000 persons arrive in Vancouver each year who are not fluent in the English language and that the recommendations in the report are aimed at increasing assistance to these persons.

The Committee expressed some concern over the possibility of the City incurring additional costs if translation and interpretation services are to be provided, and the City Manager responded that this concern was the reason he submitted the report for the Committee's consideration rather than recommending approval of the Director of Social Planning's recommendations.

The Committee noted the City is already involved in funding a number of services for non-English speaking persons, including the Immigrant Services Centre, translators for the 911 Emergency telephone number, and M.O.S.A.I.C., and cautioned the Social Planning Department representative that it does not wish to see the City incur additional costs for services to non-English speaking people.

Following discussion, it was

RECOMMENDED

- A. THAT Council authorize and instruct the Director of Social Planning to request the Ministry of Education to increase and co-ordinate English Language Training programs.
- B. THAT Council authorize and instruct the Director of Social Planning to negotiate co-ordinated planning and core funding for specialized language services with Provincial and Federal government officials.
- C. THAT Council authorize and instruct the Director of Social Planning to request those agencies identified in the report to:
  - i) employ bilingual staff in service areas where there is a concentration of ethnic residents with English language difficulties;
  - ii) upgrade informal translation and interpretation services;
  - iii) translate service brochures and essential forms.

FOR COUNCIL ACTION SEE PAGE(S) 583

The meeting adjourned at approximately 2:00 P.M.

REPORT TO COUNCIL  
 STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

II

March 15, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 15, 1979, at approximately 1:30 p.m.

PRESENT:	Alderman Harcourt, Chairman (Items 2 and 3) Alderman Puil, (Acting Chairman, (Item 1) Alderman Ford
ABSENT:	Alderman Boyce Alderman Kennedy
COMMITTEE CLERK: M. L. Cross	

RECOMMENDATION

1. Monthly Status Report of Rezoning Applications

The Committee considered a memo dated March 7, 1979, from Mr. D. McDonald, Zoning Planner, forwarding the monthly status report of rezoning applications for the month of February, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, advised that an application had been received to rezone the property adjacent to the property at 1245 Frances Street. These applications in Kiwassa to rezone from RT-3 to M-1 will be reported to Council concurrently.

He advised that the existing CD-1 By-law for the Arbutus Club would be reviewed with an application to amend the text in order to permit the construction of additional facilities. The application will be reported to Council by the end of April.

Mr. Scobie advised that a letter had been received to withdraw the application for 3655 West 10th Avenue. The property, adjacent to Gordon Autos, would remain RS-1.

In answer to a question as to recent discussions regarding the land uses for Marathon's property on the north side of False Creek, Mr. R. Spaxman, Director of Planning, advised that the existing zoning is primarily residential. Marathon had indicated they would like this reviewed.

Mr. Spaxman also advised that he expects to get a development permit application from the developer of the property at Renfrew and Hastings for a hotel on the C-2 zoned land on Hastings Street.

Mr. Spaxman noted that the developer of the supermarket proposal in the 2500 Block Franklin Street that was turned down in 1978, may be thinking of developing a supermarket across Franklin in the residential area.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of February, 1979, be received.

Report to Council  
Standing Committee on Planning and Development  
March 15, 1979

(II - 2)

2. Residential Rehabilitation Assistance Program:  
Projected Staff and Budget Requirements (1979)

The Committee considered a report of the City Manager dated February 27, 1979 (copy circulated), in which the Director of Planning responds to a Council resolution of November, 1978, instructing him to report back at the end of February, regarding staff and budget requirements for the continuation of R.R.A.P. Administration by the City.

The report outlines the background of the R.R.A.P. programme and reviews the City's R.R.A.P. administration in 1978, as well as detailing the 1978 costs versus recovery.

Mr. T. Green, R.R.A.P. Programme Manager, C.M.H.C., advised that the Bill has gone through the House and has received Second Reading. There will be amendments to the National Housing Act by the end of the month. The Federal Government has seen the benefits of the Programme for the homeowners and landlords.

Mr. G. Mervyn, R.R.A.P. Administrator, advised that the City's immediate picture will improve with a decision on landlord applications

Another matter under review is the income guidelines. It appears that these are going to be increased. In terms of agency fees, they may be increased in rural areas but probably not in urban areas.

With respect to the 1979 R.R.A.P. staff and budget requirements, the report states:

"In view of the continuing unknowns of the future of RRAP, the Planning Department does not recommend the hiring of any additional staff in anticipation of future Program developments. Similarly, as existing positions become vacant, the permanent filling of such positions are being held until future Program developments become known. Of the 13 RRAP positions remaining at the end of 1978, 1 Clerk-Typist position is currently vacant, 1 Promoter position is filled temporarily and 2 Adviser positions are expected to become vacant in March of 1979.

However, in consideration of the commitment to the administration of RRAP by the City as part of past Neighbourhood Improvement Program Agreements and in consideration of the commitment the City has to the numerous RRAP applicants whose applications are still pending, it is not felt that any existing RRAP positions should be terminated at this time. Existing RRAP staff are needed to continue the processing of current RRAP applications.

Assuming no change to existing guidelines nor approval of designated areas, RRAP activity in existing areas will continue to decline. Through attrition the number of RRAP staff available to service applications will similarly decline. As the Program guidelines are revised or new Program provisions introduced, increasing the demand for RRAP assistance, the need to fill vacated RRAP positions will be reviewed. It is not anticipated however that the number of Planning staff employed for RRAP administration will be increased above the number of positions currently approved by Council.

It is estimated that the costs to retain all existing RRAP positions would total \$245,039 during 1979. If positions known to become vacant during 1979 are not filled, actual expenditure would be reduced by \$39,834 to \$205,205."

Mr. R. Youngberg, Associate Director, Area Planning, noted that it was proposed to centralize all R.R.A.P. staff in a central office in the East End, in the centre of all activities. If all R.R.A.P. staff were relocated, City Hall could be considered, but this would alienate the Programme from the areas it serves, reduce staff accessibility to the public and increase staff travel time for inspections.

Report to Council  
Standing Committee on Planning and Development  
March 15, 1979

(II - 3)

The area in the East Wing presently occupied by R.R.A.P. staff is needed by other Departments. The value to the City of the space located at City Hall exceeds the costs of space in the community. Office rental would be approximately \$450 - \$550 per month.

Mr. K. Dobell, Deputy City Manager, advised that the space situation in the East Wing is critical. The City Manager recommended that given

- (a) reductions in staffing planned
- (b) the possibility of changes in Federal guidelines which increase our recovery
- (c) the economic and social benefits of the program
- (d) the opportunity to review the program again in July

the recommendations of the Director of Planning be approved. Vacant positions would not be filled without the specific approval of the City Manager.

RECOMMENDED

- A. THAT the 13 remaining R.R.A.P. Administration positions be retained and that the City continue to abide by the terms and conditions of the R.R.A.P. Agency Agreement.
- B. THAT the establishment of a R.R.A.P. Administration Central Field Office located either combined with or close to the Kensington N.I.P. Site Office, at a projected cost of \$9,610, be approved.
- C. THAT the 1979 R.R.A.P. expenditure budget of \$245,039, as detailed in Appendix V, be approved in advance of the 1979 operating budget, on the assumption that the maximum net cost to the City will not exceed \$63,545 exclusive of any 1979 salary adjustments.
- D. THAT the Director of Planning continue to provide a status report on the City's R.R.A.P. Administration on a semi-annual basis. The next status report is to be submitted to Council before July 31, 1979.
- E. THAT positions which become vacant not be filled without the specific approval of the City Manager.

3. Potential Office Area in the Central Area

The Committee considered a memorandum dated February 22, 1979, from Mr. A. Floyd, Development Permit Group, providing a summary of potential commercial developments in the Central Area (copy circulated).

RECOMMENDED

THAT the information on potential commercial developments in the Central Area be received for information.

FOR COUNCIL ACTION SEE PAGE(S) 584

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The meeting adjourned at approximately 2:10 p.m.

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PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 15, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
Alderman Ford  
Alderman Little  
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION1. Vancouver Public Aquarium Association

The Committee considered the attached Manager's report dated February 13, 1979, wherein the Director of Finance reported on a grant request from the Vancouver Public Aquarium Association for \$40,000 for partial defrayment of costs of fire protection work at the Aquarium.

Dr. M. Newman, Director and Mr. Don Wood, Business Manager, V.P.A.A. and Mr. P. Barter, Managing Partner at Peat Marwick, attended the meeting and spoke to their report dated March 15, 1979 distributed at the meeting (copy attached). Their report concludes as follows:

"This Association has been able to meet its ongoing operating costs since it overcame its early start up financial problems in the mid fifties. In the more than twenty ensuing years it has only appealed to City Council twice for operating fund assistance, because an extraordinary event beyond its control occurred i.e. when the Association experienced a revenue decline due to two civic strikes.

The Association feels that this request, the first in six years, is in the nature of the two prior requests for assistance for an extraordinary cost which occurred beyond its control.

Council may not realize that the Association operated its first six months of each year in a negative cash flow position. In 1979 the budget indicates that by June 30th its combined deficit for the six month period is expected to be \$341,610 and if it did not have combined reserves of \$349,645 it would have to borrow equivalent funds to operate. This would be injurious when it is asked to provide collateral for the loan as the Society owns no other assets. December 31, 1978 combined surplus of \$131,316 is mainly made up of the inventory of resale merchandise which amounted to \$90,006 at December 31st last.

Part Report of Standing Committee  
on Finance and Administration  
March 15, 1979 . . . . . (III-2)

Clause No. 1 cont'd

The Association's budget for 1979 anticipates a combined \$68,000 deficit i.e. an Operating Fund deficit of \$117,400 and a Membership Fund surplus of \$49,400.

Respectfully, and for the reasons stated, the Association asks for sympathetic consideration of its request for \$40,000."

Mr. Barter added that the Aquarium just wants the City to pay half of the \$80,000 costs incurred due to upgrading that was necessary under the fire by-laws.

During the ensuing discussion, it was pointed out that there are many organizations in the City who have been faced with the same thing because of the fire protection change and these are charitable organizations, and the difficulty comes with the City setting a precedent if it approved this grant. Also, it would be in addition to the ceiling already put on grants.

Following further discussion, it was

RECOMMENDED

THAT the grant request from the Vancouver Public Aquarium not be approved.

2. Clerical Support Services, Central Office,  
Health Department

The Committee considered the attached Manager's report dated February 12, 1979, wherein the Medical Health Officer reported on clerical support services in the Central Office of the Health Department. The report included a review of new programmes and services from 1969 to 1979, increases in Central Office staff from 1970 to 1979, need for stenographic assistance and need for Records Clerks.

The Medical Health Officer is requesting that two clerk-steno positions be established effective April 1, 1979 and the positions of Clerk II and Clerk-Typist II in the Central Office Records Centre be made permanent. From 1969 to the present, the Health Department has experienced a growth in its Community Health Service. This growth has occurred in response to increasing demand for our services and has placed an unmanageable strain on our administrative capacity. The addition of new programs and services has strained our management services, a strain which is felt acutely in our Central Office clerical support services.

The City Manager comments that the Administrative Analyst has examined the duties of the filing clerks and supports the proposal. The positions were previously approved on a temporary basis "until suitable Provincial funding for administration costs is obtained". However,

Part Report of Standing Committee  
on Finance and Administration  
March 15, 1979 . . . . . (III-3)

Clause No. 2 cont'd

negotiations on the percentage to be paid for administration will not be resolved quickly and the positions should now be made permanent. These positions were funded in 1978 and do not represent an increase in expenditure.

The two clerk-steno positions recommended by the Medical Health Officer reflect the increased workload for senior staff as a result of increases in departmental programs and, to a lesser extent, changes in departmental organization.

Following discussion, it was

RECOMMENDED

- A. THAT two Clerk-Stenographer positions be established, effective April 1, 1979 and that the Director of Personnel Services be directed to proceed with the classification of these positions.
- B. THAT the positions of Clerk II and Clerk-Typist II in the Central Office Records Centre be established as permanent.

3. Computer Expansion - 1979 Supplementary Capital Budget

On March 1, 1979, while considering priorities for the 1979 Supplementary Capital Budget, the Finance Committee deferred consideration of the request of the Director of Finance for an upgrading of the central computer system at a cost of \$700,000, pending a report back from the Director of Finance on the savings to be generated.

The Committee considered the attached Manager's report dated March 8, 1979, wherein the Director of Finance reported on the upgrading of the central computer system at a cost of \$700,000 to be included in the 1979 Supplementary Capital Budget. The report reviewed savings generated, potential savings not considered in the Permits and Licenses Department, Engineering Department and Vancouver Parks Board, other possibilities in various departments, and the question of purchase versus rental.

The Director of Finance estimated that the new system would effect a staff savings of 14 people by 1983 and that the central computer growth should stop for many years with a purchase of this computer. There may be requests for mini computers in various departments that would connect up with the central computer.

During discussion with the Committee, the fear was expressed that other work would be found to absorb the manpower that was supposed to be cut and the Director of Finance felt that the staff savings should be insisted upon. The Director of Finance further stated that the various departments should be billed for their use and benefits of the computer.

Part Report of Standing Committee  
on Finance and Administration  
March 15, 1979 . . . . . (III-4)

Clause No. 3 cont'd

It was suggested to the Director of Finance that further economies could be found by renting the services of the computer and he agreed to investigate this aspect.

Following further discussion, it was

RECOMMENDED

- (a) THAT the computer expansion project be included in the 1979 Supplementary Capital Budget as a Priority #2.
- (b) THAT the Director of Finance be requested to institute a procedure whereby various departments are charged for the use of the computer system.

4. By-law Fines Collections Branch Staff

The Committee considered the attached Manager's report dated March 5, 1979, wherein the Director of Finance reported on the By-law Fines Collections Branch Staff, as follows:

"On May 4, 1976, City Council was informed that effective July 1, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for Municipal by-law infractions arising out of the issuance of tickets. Subsequently, City Council approved the formation of the By-Law Fines Collections Branch which commenced operation on September 14, 1976. The branch at this point in time was set up only to handle parking meter tickets (issued by the new parking meter checkers) and consisted of eight staff.

City Council, on April 4, 1977, approved additional staff of three permanent positions and three temporary positions to provide for the collection of fines for violation notices issued by the City of Vancouver Police Force, which until that point were collected by the Provincial Government. The temporary help was to provide sufficient staff to carry out the processing on a manual basis, pending the outcome of a study to computerize the manual system.

Computer Services completed the study and, provided that the City would receive vehicle ownership search results from the Motor Vehicle Branch on magnetic tape, the temporary staff could be reduced. The City was advised by I.C.B.C. that if it were to cover the development costs, the information in magnetic tape form would be made available within 60 days.

On November 22, 1977, City Council approved the recommendation of the City Manager to provide \$6,000 to cover the systems development costs. Subsequently, I.C.B.C. advised the City that it was unable to provide the magnetic tape output because of other commitments. The City's request would have to be tabled and might be reviewed again in late 1979.

Part Report of Standing Committee  
on Finance and Administration  
March 15, 1979 . . . . . (III-5)

Clause No. 4 cont'd

A further study has been completed by Computer Services, which should be implemented as an interim measure, until such time as I.C.B.C. is able to provide us with the magnetic tape information. This interim step will allow us to speed up the processing of notices (necessary for revenue collection), reduce the clerical workload and reduce operating costs to some extent by automating on the computer the printing of the four-part traffic violation notice forms, which at present are typed. (8,000 - 10,000 per month).

The eventual aim is for I.C.B.C. to supply us with ownership search results in magnetic tape form in order for us to eliminate the interim data conversion stage.

This report recommends replacing the manual typing of notices with keypunching and computer printing which will result in reduction in backlog of non-mailed notices and savings in staff of two temporary positions. (Three typists replaced by one keypunch operator).

As stated above, it was anticipated that a net of two positions could be eliminated. However, additional duties and responsibilities have been added to the By-law Fines Collections Branch:

1. In February 1978 By-Law moving offences, previously under the Provincial Government became the responsibility of the By-Law Fines Collections Branch. This includes the processing and collecting of moving offence fines for offences such as J-Walking, U-Turns, etc., and the issuance of notices, informations and summonses. A total of 10,400 tickets were processed during the first year. (February 1978 to January 1979).
2. As part of the move to the new location at 190 Alexander Street in May 1978, provision was made for the City's By-Law Prosecutor to move to the same location. Clerical functions, previously provided on an ad hoc basis by the Provincial Courts staff, are performed by the By-Law Fines staff, such as: taking phone messages, arranging dates for court appearances, typing charge reports and issuing informations and summonses for all other City By-Laws (e.g. Zoning, Electrical, Health, Pound, Fire, Plumbing, Lodginghouses, Signs, etc.) This step was necessary to properly service the By-Law Prosecutor.

The duties relating to these two items are equivalent to a full-time clerk typist.

It is necessary that one temporary clerk be retained to perform these functions, and this position be established as a full-time clerk typist position."

Following discussion, it was

**RECOMMENDED**

- A. THAT three temporary clerk typist positions, at an annual cost of \$27,756 be eliminated.

Part Report of Standing Committee  
on Finance and Administration  
March 15, 1979 . . . . . (III-6)

Clause No. 4 cont'd

- B. THAT the following permanent positions be created in the Finance Department's Revenue and Treasury Division, By-Law Fines Collections Branch, subject to the classifications by the Director of Personnel Services:

<u>Annual Salary</u>	
1 Keypunch Operator	\$10,572
1 Clerk Typist I	9,252
	<hr/>
	\$19,824

- C. THAT an amount of \$800 be provided for new equipment, and approval be granted to lease a keypunch at an annual cost of \$2,724.
- D. THAT the 1979 departmental budget be adjusted to reflect the estimated net decrease of \$4,408.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584 1

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

March 22, 1979

A Special meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 22, 1979, at 4:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)  
Alderman Ford  
Alderman Gerard  
Alderman Little  
Alderman Marzari

ALSO  
PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION1. 1979 Budget - Vancouver Board of Parks and Recreation

On March 15, 1979, the Finance Committee gave consideration to the issue regarding the Park Board implementing a 5% reduction in its budget. In 1978, Council directed the Park Board to reduce its budget by \$500,000 (5%) and to date, the Park Board has reported on actions to reduce its budget by \$92,000. The Finance Committee resolved to have a special meeting with the Park Board on March 22nd to further discuss the issue.

The Committee considered a Manager's report dated March 20, 1979, wherein the Director of Finance reported in part that the recommended budget for 1979 for the Park Board reflects a 6.7% increase over the actual expenditures for 1978. If the 1979 recommended budget is compared to the 1978 approved budget prior to the additional funding to cover over-expenditures, the increase for 1979 amounts to 13.4%. The Park Board has also requested an additional \$150,000 (1.2%) to cover its requirements for equipment costs. This need is apparently reflected in the 1978 over-expenditure. As the need has not been adequately documented at this time, the matter will be deferred until the June budget review.

The Budget Review Committee has reviewed the Park Board budget in detail and the "recommended expenditures" reflect the findings of that review in the attached summary sheets. The Budget Review Committee is of the opinion that there are no other areas for significant budget reduction without affecting the level of service.

Commissioners Wainborn, Bain, Fowler, Livingstone, Mowat and the Superintendent of Parks and other staff members of the Park Board attended the meeting and distributed copies of the attached report dated March 21, 1979 on the Park Board's 1979 budget. The report includes a summary of level of service presently funded in the Park Board budget, and details on savings and ramifications on the

Report of Standing Committee  
on Finance and Administration  
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Clause No. 1 cont'd

following areas of its operation where reductions in the level of service could be considered:

- (1) Scything program on undeveloped, semi-developed park sites where manicured turf is not maintained ..... \$ 44,800
- (2) Seasonal Help Program ..... \$140,000
- (3) Marine Drive Foreshore Park ..... \$ 11,200
- (4) Partial Closure of Indoor Pools ..... \$ 60,000
- (5) Closure of Indoor Pools on Saturday and Sunday Evenings ..... \$ 22,000
- (6) Playgrounds - Reduced from 8 to 6 weeks Operation ..... \$ 30,000
- (7) Establish User Fee at all Outdoor Pools ..... \$100,000

The Superintendent of Parks stated that a 5% reduction will mean a reduction in the level of service which is already below standard. In some areas the facilities are very poor now. They need money to upgrade and increase maintenance funds. One thing cut out of the NNR's included maintenance in community centres. If the line is held, then a lot of these facilities, instead of being built up to minimal standards, will just deteriorate further.

In the ensuing discussion, it was felt that the Park Board should establish a system of control that would prevent any further over-expenditures and that a 5% reduction in its budget would have to be made. The Park Board should report back to the Committee giving details of how it achieves the 5% reduction. It was noted that the City equipment budget, utility budget and wages have not yet been determined for 1979 and an allowance may have to be made in the Park Board budget.

The lease of Larwill Park was questioned as to why funds for the lease were taken away from the Park Board. The Director of Finance was requested to prepare a report for the Committee on this matter.

Following further discussion, it was

**RECOMMENDED**

THAT the Vancouver Park Board make a \$200,000 reduction in its 1979 budget (as established by the Budget Review Committee) with adjustments to be allowed for equipment, utilities and wages as necessary, and further, the Park Board report back on details of its budget reductions.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 585